

April 7, 2004 BHHA Board Meeting Minutes

Facilitator: David Hummel

Attendees

Robert Perkins Sue Jones
Rob Sederstrom Kathy Berry
Doug Kolhert Bill Giller

1. Minutes from the February 4, 2004 BHHA Board meeting approved.
2. Approved the financial statements ending March 24, 2004.
3. Financial Overview Discussion
 - Management reported that there is no official reserve built into the budget
 - Management cautioned running the reserves too low since the budget has never increased to replace the reserves
 - Management informed the Board that Oregon Law requires any Association to have a Reserve Study
 - Management recommended a Reserve Analysis that would include the brick structures and lights
 - Board approved Reserve Analysis by NW Management at a cost of \$235.00
4. Ways to Reduce the Cost of the Fairhaven Bridge Project Discussion
 - Management suggested a savings of approximately \$5K-\$8K by changing the proposed thickness of the bridge wall
 - Requested that Management obtain the cost differences for the Fairhaven Bridge Enhancement Design
 - a. Elimination of the monument wall with 'Barrington Heights' inscription
 - b. Elimination of the extra pillars
 - c. Calculate the cost of planters only at each end of the wall
 - Check with City about activating the irrigation system at the bridge
 - Request a proposal from Showplace for enhancing the bridge's appearance if the project date is postponed a year
5. Discussion about Board Member Requirements as outlined in the CC&R's and Bylaws
 - Management reported that there are no statements in these documents that require a Board member to be a Barrington Height's property owner
 - Management advised the Board that an amendment to change these bylaws that require residency may be proposed but it would require a 75% owner vote for approval
 - Board decided that a proposal at this time is not feasible
6. Management reported that liens have been placed on delinquent accounts and late fees and interest starting this year for the full amount will be imposed on Phase 10 homeowners
7. Management has recruited Robert Perkin's assistance in pursuing the faulty driver's insurance to cover the cost of damages to the Riverknoll planter
8. Management reported that the stack of brick pallets located on Wellington Drive has been removed from the roadway to the homeowner's driveway
9. Board requested management to obtain an audit bid from Schwindt & Co., the bid received was for a review only
10. BHHA Directory Discussion
 - Bill Giller, BHHA homeowner, presented the preliminarily BHHA Directory he created from the collective database at no cost to BHHA due to his volunteered time and solicited advertisements
 - Board approved the BHHA Regulations/Guidelines to be included in the Directory
 - Board thanked Bill Giller for his volunteer work and approved the directory

- Bill Giller, volunteered to hand delivery each directory to its homeowner by the end of April
11. Board approved, Sherri King's (homeowner volunteer) Barrington Height's main entrance planter improvements
 12. Reported that the main tree be put on a sensor light and suggested that the sensor should be point toward the sky
 13. Management reported that Paulette Rodenebaugh's daughter, Lynda, who lives within Barrington Heights would like to become involved with improving Barrington Heights' landscaping
 - Board suggested that Sherri King and Lynda work together as a volunteer landscape committee
 - Management will inquiry if the two are interested in this type of involvement
 14. Phase 10 legal issues Discussion
 - Board requested from Management clarification on the small claims action and trial jury lawsuit
 - Board required more information regarding the dollar amounts and possible fallout from any type of settlement
 - Board requested legal counsel involving these issues
 15. Northwest Community Management Company contract Discussion
 - Management reported that NWCM has revised their contract to best meet the needs of the various management time, different size communities require.
 - Management indicated that Barrington Heights' community does not exceed its time allocations
 - Board requests that the contract include management facilitating 7 board meetings
 16. Audit Discussion
 - Management reported that BHHA Bylaws require an audit every year but the past Boards have chose to have an audit every other year
 - Approved an Audit since it has been 2 years since the last audit.
 17. Management reported that Sake Reindersma volunteered to be involved with the Architectural Review Committee
 - Board approved Sake Reindersma to review any architectural plans that are submitted
 18. Norfolk and Sussex Entrances' planters Discussion
 - Management reported that they have been unsuccessful obtaining water usage permission from all of the homeowners adjacent to these planters
 - Board approved using native planting in these areas
 19. Homeowners' Letters Discussion
 - Management reported that homeowners that have been sent letters have complied
 20. Traffic Report Discussion
 - Sue Jones, reviewed Ron Hudson, City Engineer's traffic calming proposal, creating One Way streets at the Tanner Stonegate (*heading North*) and Fairhaven Bridge (*heading West*) locations
 - Board suggested an alternative proposal to the One Way at the Fairhaven Bridge that is to start with changing the posted Stop sign locations to the following:
 - a. 4-way stop at North and South Hampton and Fairhaven
 - b. 3-way stop at Beacon Hill and Fairhaven
 - c. 3-way stop at Beacon Hill and Barrington
 21. Utility high wire pole Discussion
 - Board requested management to explore with the City alternatives that are less obtrusive to our main entrance
 - a. Reduce the height of the pole
 - b. Paint poles black
 - c. Use our poles without guide wires