

**Barrington Heights Assoc. of Homeowner's  
August 2, 2006 Meeting  
West Linn Adult Community Center**

**Present:** Monty Wood, Margaret Juarez, Bill Hupfer, Doug Kohlert, Randy Eggan, Cathi Sleight, and numerous homeowners. Cathi Sleight recorded attendance.

Skip Ornasby was present before the meeting started to state his concern that West Linn does not have proper representation regarding the Lake Oswego to Portland Transit plan. He stated the Lake Oswego Project Advisory Committee (LOPAC) is meeting to discuss a transit project or trolley connecting Lake Oswego to Portland.

The meeting was called to order at 7:05 p.m.

**Approval of Minutes:** The minutes from the June 7, 2006, meeting were not available for review and therefore, approval was postponed.

**Financial Review:** Margaret reviewed the financial statements prepared by NW Community Mgmt (NWCM) and requested the money received (2/24/06 FS \$1760 credit) for the light post repair on the corner of Beacon Hill and Riverknoll be reallocated from insurance expense to lighting expense: blub & globe. Additionally, she requested Cathi have \$50000 transferred from the Umpqua Checking to the Money Market account for interest accumulation.

**Decorations:** Tara Edwards presented two quotes for installation of the 2006 holiday lighting on islands and entrances. The estimates included all wires, lights and supplies, set-up and take down, and the maintenance of installed lights. A quote totaling \$8000 is under consideration. Tara was asked to contact The Light Up Company for one additional quote, since they are storing some of our material and have provided this service in the past year. Quotes are attached to minutes.

**Development Manchester Ct/Beacon Hill Farm:** Bruce Golds, Compass Engineering, presented a proposal and plat map for Jeff Parker's 10 lot subdivision. They have had a pre-app. meeting with the city of West Linn. The city arborist has done a survey of existing trees and marked saved trees, approximately 20% of the existing canopy must be saved. Set backs or a non-build buffer along Tanner Creek of 15 ft. from the crest was indicated. 7 new lots are proposed along Beacon Hill Dr. and includ 2 flag lots. Also, 3 lots will be serviced from Manchester Ct. and a turn around will be installed for fire safety. Zoned R-10, a flexible lot subdivision with average lot sizes of 8900 sq. ft. Planned as a P.U.D. with a density overlay. The plan was always going to be a hammerhead off Manchester Ct. with 3 lots. A public hearing is expected in about 90 days, then, the plan goes to Planning Commission Meeting. Once approved plans for construction expect about 60 days to develop. After construction begins a total of 9 to 10 months to completion of project. This plan is within the zoning of West Linn.

**The main concern of the HOA is to keep the integrity of Barrington Heights within this new development located in the center of this community. Another concern is of traffic through Barrington Heights with heavy construction trucks which will cause the further degradation of Barrington Dr.**

The board requested that the new subdivision become part of Barrington Heights. Doug requested Cathi have new CC & R's drawn up to reflect Barrington Heights Phase 11 which incorporate guidelines and requirements of other phases. Monty Wood motioned for board to allow the use of Barrington Heights Phase Eleven 11 until recording of plat and mutual approval of new CC&R's. No annual dues will be assessed the developer until the lots are sold. No more than 10 lots will be allowed. Motion is second by Margaret Juarez. Motion was opened for discussion. Concerns of residents were made and the board unanimously voted to move forward with the inclusion of this new development into Barrington Heights Association of Homeowner's.

**No new business.**

**Meeting adjourned 8:35 p.m.**