

**Barrington Heights Assoc of Homeowner's  
Board of Directors Meeting Minutes  
April 4, 2007  
West Linn Adult Community Center**

**Present:** Monty Wood, Bill Hupfer, Annette and Doug Kolhert, Margaret Juarez, Tim Holt, Cathi Sleight, Melinda Robinson, Sue Jones, and Randy Eggen

**Meeting was called to order at 7:10 p.m.**

**Approval of Minutes:** the minutes from the February 7, 2007 meeting.

**Financial Statements:** Margaret Juarez stated the financial information mailed to the homeowners with the annual dues statement incorrectly reflected the actual 2006 financial status. The actual spending was greater than the income received resulting in a net loss of over \$5,000. The income reflected was misstated. Additionally, adjustments which should have been reflected as of the FYE were never included in the reports generated by NWCM finance department. Finally, drawing on reserves was inaccurately stated. Cathi agreed to speak with Dave and Marshall at NWCM and to generate a cover letter with new statements which will be mailed to all owners at no \$\$ cost to BH.

Cathi stated Umpqua Bank offers a better rate of return on their certificate of deposit than we are getting presently on the reserves money market account. A motion was made to transfer \$25,000 from the reserve account to a new six month certificate of deposit providing the return is at or above 4%. All board members were in favor of this change. Cathi will handle the necessary paperwork.

Cathi presented forms to add board members as signers to the cash accounts at Umpqua Bank. A motion was made to decline this option and all voted in favor of the same.

Margaret will send an email to instruct Cathi regarding the above two items.

**Collection update:** Vial is trying to recollect the \$8,000 from Kingsley for the check received last year that was misfiled for over six months and became stale dated. Cathi stated Vial will be expected to cover the funds if collection can not be resolved. Additionally, no additional costs will be borne by BH in this attempt to recover the \$8,000.

Regarding the vacant Kingsley property the yard and the home is in a state of neglect, landscaping of the yard needs to be maintained. Board approved to have the property mowed and edged by Grow-Rite. Cathi will have the monthly maintenance costs paid out of the BH funds and bill Kingsley for the upkeep. Cathi will also follow-up and search for a local representative to have the power and water turned on. Additionally, Cathi will take pictures of the properties current condition which will be forwarded to the attorney for submission to Kingsley. In the event, water and power can not be restored to the property bids will be taken to have the rear of the property mulched and the artificial turf laid in the front to prevent further weed invasion.

**Open Homeowner Forum:**

- Tim Holt brought up the lighting of the Imperial Island. He requested the existing light be moved to light the new entry sign. Cathi will facilitate the light move with the lighting company. Also, Grow Rite regularly uses his hose to add water to the fountain and requested water be restored to the island. Finally, Tim stated the web site needs to be updated. Cathi Sleight, our representative, will talk to our web site manager.

- Randy indicated it was time to talk about the holiday lights. It was recommended we change the island lights to include lighting the trees only and excluding the stake lights. Everyone agreed the stake lights did not look very good. Follow-up with the holiday light company is required.
- Melinda Robinson discussed the tree removal and re-landscaping of her back yard. Stating a brief history of her lot and the steps she has taken to obtain information necessary for her decision. She has applied for a permit to remove seven (7) trees and to plant eight (8) in or near their place. She has received approval from the city of West Linn. The neighbors behind them, the Eggans, do not want the trees removed. Mrs. Robinson would like to reclaim her backyard by removing the trees and re- landscaping. Doug discussed the purpose of the ARC request. This issue was tabled and a decision will be made within the next two weeks. Approval is anticipated upon mutual agreement between the Robinsons and the Eggans.
- Sue Jones discussed the city of West Linn and the Neighborhood Association's relationship. A meeting at city hall is scheduled for April 16 at 6 p.m. between the city council and representatives of the neighborhood associations. Dave G, BHTNA president, is not available and Tim Holt agreed to attend as our representative. Sue also discussed the holiday lights going out at the island of Barrington Dr. and Beacon Hill Dr. The islands need to be upgraded with more electrical amps. Cathi Sleight will review her quote on the cost to upgrade the amps at each island and will begin a plan to implement one upgrade per year. Cathi will also obtain a bid to repair/maintain the monuments at Barrington Dr. and Beacon Hill Dr. and at Wellington Dr. If the step planters can not be repaired and painted they will be bricked to match the BH mailboxes. Finally, Sue stated concern about the annuals that died. Margaret will follow-up with Rich at Grow-Rite to have them replaced in a timely manner in the future.
- Sue also stated the city of West Linn had turned off all water to the city islands coming up Salamo. BH will consider paying for the necessary water to keep the islands at our entrance green. Sue will contact the city for additional information.

**CC&R's update:** Doug discussed the issue of our current CC&R's and how they need to be updated to reflect current acceptable trends in roofing material and siding. Cathi will follow-up with Dave to determine the process. Monte recommended BH hire an independent consultant to review the neighborhood and recommend neighborhood updates and change guidelines. Cathi will research architects that may be available for this task.

**WiFi or hardwire Internet to BH.** Should BH consider including connectivity in the annual dues? Open for discussion.

Required by law a **Financial Review** for 2005 and 2006 to be performed. The 2006 financial review has been ordered from Schwint. However, a review of 2005 must be completed before 2006 study can begin. The additional cost should be around \$1,500. A motion was made by Margaret to approve the 2005 review and all were in agreement.

**Contract relations:** Margaret questioned the use of our current attorney after negative comments were made regarding the service received and the misplacement of the \$8,000 Kingsley check. Doug and Sue briefly stated the history of the phase 10 documents. A decision to change service providers was tabled and may be discussed at a future date, depending on the quality of service rendered and received.

Meeting Adjourned 9:40 p.m.

Respectively submitted by Bill Hupfer, Secretary.