

Barrington Heights Association of Homeowners
Meeting of the Board of Directors
April 9, 2008

The meeting was called to order at 7:00 PM by President Margaret Juarez. Also present were board members Tim Holt, Brad Arms, and Sandy Fogle. Bill Hupfer was absent. Wes Fincham, Property Manager and Sue Jones and Shelley Hanlin, members of the Landscape Committee, were also in attendance.

Paul Moss, who is building one of the homes in Phase 11, was introduced to the group.

The minutes were approved with one minor correction.

Homeowners Open Forum.

- Mr. Moss noted that he had started building and materials had been ordered before the annexation, so he was interested in where that left his home with respect to the CC&R's.
- Someone mentioned that the new homes don't fit the current material criteria.
- Margaret noted, if a house began construction prior to annexation, it does not fall under design review. Issues not in the original design approval, such as landscaping, fences, decks, etc., would have to comply.

Landscaping

The discussion started off with some clarification of responsibilities of the Landscape Committee, which had resulted in a previous misunderstanding. Shelley explained there was some confusion about the budget, which resulted in the committee moving forward with a plan, which some Board members felt had not been clearly approved by the Board. This plan was halted while Margaret established such clarification. Subsequent to halting their current plan, the committee went out to bid and received proposals from three companies. These proposals were presented to the Board at the meeting. After much discussion about the details of the plans, it was agreed that the committee should be granted to authority to carry out their responsibility following one of the three plans. It was agreed a copy of the final selected plan will be provided to the Board. Sue and Shelly were complimented for their hard work on this project.

Maintenance Calendar

- It was noted the two lots at the entrance off Salamo are the responsibility of the lots' owners. If the lots need mowed, the Assn. should mow them and bill the property owners.
- It was noted the budget calls for field mowing. Since there are no fields, this line item will be removed from the budget.
- There was some discussion about the tree service by Scott's. They are not spraying some of the growth along Imperial. It wasn't on their bid sheet. It was noted that Collier had made a proposal to take over the job, and it was agreed to give them the work.

- Wes noted the electrical work proposed in the prior meeting for MPD Systems has been completed.
- The remaining items will be bid by MPD, Brightside Electric and MR. Moss's company.
- The stucco repairs are set-up to be done later in April.
- There was discussion about painting the wrought iron fence along Imperial, including the Radcliffe gates. It was agreed to table the issue until the June meeting to assess the cost, and what needs to be done.
- The Imperial island pond needs some re-work. Wes will call ShowPlace Landscape.
- It was noted the order has been placed for repair of the light along Salamo.

Financial Statements

- Margaret commented, with the change in meeting date, this is the first meeting in some time that current financials have been made available.
- It was noted the Radcliffe residents were not billed for their special assessment. An additional billing will be issued.

Miscellaneous

- It was noted the Roof Amendment to the CC&R's has been approved.
- It was noted the annexation of Phase 11 is complete.
- The question was asked as to the availability of archived ARC changes. Wes believed he could produce copies from the management company.
- Tim mentioned a neighborhood newsletter will be coming out shortly, and noted it will mention the issue of speeders in the neighborhood.
- There was discussion on the best repository for excess funds. Protection of principal, being the primary responsibility, forces the Assn. to keep the funds in insured accounts, thus limiting the amount of return earned.
- Tim mentioned his property continues to get excessive run-off from the property above his. He was authorized to discuss this with the City under the auspices of the Board.
- The issue of raising Homeowners Fees was raised and tabled for another meeting.

Meeting was adjourned at 9:45 PM.