

**Barrington Heights Assoc. Of Homeowner's
Meeting of Board of Directors for August 13, 2008
West Linn Adult Community Center**

Present: Bill Hupfer, Margaret Juarez, Sue Jones, Bill Weber, Todd Tolan, Brad Arms, David Meyer, Sandy Fogle, and Wes Finchum. Brian Biss and Jana Barnbrook from Interstate Roofing.

Meeting called to order: 7:00 P.M.

1. **Review Minutes of June 11 meeting:** the minutes of the June board of directors meeting were approved.
2. **Homeowner Forum:** Resident Bill Weber received a letter from NWCM regarding the replacement of his street trees on Riverknoll Way that were removed last year. He is requesting a variance or waiver from the board on having to replace the trees, since the problem will occur again in the future. The board asked him to present a written request and additional time for information gathering and review. Late fee waiver request from C. Pierson approved considering circumstances and timing of payment.
3. **Visitor:** Interstate Roofing will prepare information for homeowner education on future roof replacement. Phase 1 has already approved "Presidential TL" or comparable composite material, looking for champion to oversee other phases.
4. **Landscape Committee:** Sue reported on progress and planting recommendations for the fall.
5. **Holiday Lights:** David will review trees currently wrapped with strands and recommend continued use or removal.
6. **Neighborhood Directory:** Sandy will organize new directory; collecting advertisements to cover publication and distribution costs.
7. **Newsletter:** Margaret will prepare newsletter for September 2 mailing to homeowners.
8. **Review Financial Documents:** Financial report from Brad Arms. Financial projection for 2008 (based on YTD 6/30/08 financials) collections update, Imperial electric spending & acceleration of 2009 receivables. **Financial report approved.**
 - a. Create interest bearing money market operating account. NWCM was directed to create an interest-bearing money market account for operating funds, and keep excess operating funds not needed for short-term checking account in the interest bearing account. **Motion approved.**
 - b. **Delinquent Accounts:** The following accounts with delinquent 2008 assessments will be sent to the attorney for collection and that NWCM is directed to forward them to the attorney as soon as possible. Account numbers: [REDACTED]. **Motion approved.**
 - c. **Imperial Electric Update**
 - d. **Reserve Update:** General reserve allocation for 2009 to be increased 1½% a year. Motion to approve reserve update. **Motion approved.**
 - e. **Draft 2009 Budget:** Modify & approve budget for submission to homeowners for October 15 meeting and approval.
 - f. **Motion to approve 2007 Financial Review by Schwindt & Co.** with an adjustment. **Motion approved.**
9. **Meeting adjourned at:** 9:50 p.m.