

**Barrington Heights Association of Homeowners  
Meeting Minutes  
Board of Directors  
December 17, 2008**

**Present:** Brad Arms, Bill Hupfer, Margaret Juarez

**Meeting call to order:** 7:15 p.m. at the home of Margaret due to the inclement weather conditions; the meeting originally scheduled for December 10 was postponed, unfortunately, a quorum was not available at that time with notice waived by attendance.

**Approval of Previous Meeting Minutes October 8, 2008** with one correction regarding the motion to proceed with foreclosure for back dues and fines, motion passed with Brad Arm abstaining.

**Old Business:**

**Amendment CC&R's – Margaret:** phase 2 – 13 Yes, 3 No, 2 - ?.

**Imperial Electrical – Brad:** project completed, have yet to receive a design bill from PGE.

**Neighborhood Directory – Sandy:** no update available; Bill has additional advertisement contact.

**New Resident Welcome Package:** no update available

**Street Tree Replacement Plan:** Sam Foxworthy is presenting to West Linn City Council – decision unknown at this time.

**Homeowner Forum:** N/A

**Committee Reports**

**Holiday decorations – Brad:** Riverknoll Ct. vandalism lights pulled out; Salamo entry tree lights out; consider LED lights in future.

**Newsletter – Margaret:** in process, December 2008, should be available shortly, looking for additional articles.

**Financial Report – Brad**

**Accounting results:** 2008 update

**Insurance 2009:** increase liability coverage to 2 million. Motion to take coverage out to bid in 2009.

**Collection report**

**Assessment billing update:** all assessments have been mailed to homeowners by NWCM in a timely fashion, due date reflects January 1, 2009.

**Proposed allocation of interest to reserves:** motion carried to allocate interest on reserves from interest line item to individual reserve line items before December 2008 financials finalized.

**Management Report:** TBD – Wes was not available at this time, action postponed.

**Action Items**

**Site Review Report**

**Other New Business**

**Landscaping lighting discussion**

**Imperial entrance, Barrington & Beacon Hill:** Motion to add up to 2 in-ground landscape lights to Imperial with a cost NTE \$650 and 1 light on Barrington & Riverknoll Way, NTE \$350.

**Other landscape lighting issues:** develop 3 year master plan for neighborhood

**Board manual to improve continuity of knowledge when board members or managers change** further discussion and implementation required.

**Street lights City of West Linn taking over:** verify pole replacement costs covered

**Planning for Annual Meeting:** review agenda and material to mail, forward to Wes.

**Projects and priorities for 2009:** proposed separate meeting in January with new board of directors.

**Adjournment:** Meeting Adjourned 9:45 p.m.

#### **Next Meeting**

**Executive Session Wednesday, December 17, 2008 to discuss collection issues.**

**Reconvene** after executive session at 10:00 p.m.

**Foreclosure for back dues and fines:** a motion was made and carried to begin foreclosure procedures for non-payment of dues and fines on 1835 Radcliffe Ct property. A resolution was approved by the board and attested to by the secretary.

**Adjournment:** Meeting Adjourned 10:10 p.m.

#### **Next Meeting**

**Special Meeting of Homeowners Tuesday, January 13, 2009**

**Board of Directors Meeting Wednesday, February 11, 2009**

**Adjournment:** Meeting Adjourned 10:10 p.m.