

Barrington Heights association of Homeowners
Meeting Minutes December 16, 2009

Present: Margaret Juarez, Brad Arms, Surja Tjahaja, Bob Jester
Absent: Johann Olivier

Meeting called to order at 5:45 PM

Approval of the minutes from the October 14, 2009 with changes, motion to approve by Brad Arms, second by Surja; approved and adopted.

Financial report:

- The financial report indicates the fiscal plan for 2009 adopted by the board was substantially followed.
- On track for having the recommended three months cash reserve.
- Strong financial position without increase of home owner dues.
- Credits given to five homeowners for use of their water for landscape irrigation.
- Seven homeowners accounts in reconciliation of billings. Wes to follow up with accounting method.
- Concern regarding NWMA fidelity bond whether it covers BHHA funds is not clear. Brad to follow up with NWMA.
- New collection policy in place reduced collections from 10 to 4 home owners.
- Brad made motion to empower NWMA to offer homeowners three month payment plan. Motion seconded by Margaret, voted and approved. Change to NWMA bundling charges on page 12 and 13 discussed.
- Discussion best way to notify BHHA of title transfers within neighborhood.
- Requested Wes to coordinate escrow and assessment billing areas within NWMA.

Management report:

- Discussion for Wes to walk through the neighborhood for better observation of both homeowner and common spaces, requested time two hours for March.
- Discussion of how to best stay on top of burned out street lights.

Suggestion that board members create monthly schedule to check neighborhood streetlights and report outages to city for repair.

- Further discussion at February meeting.
- Wes to follow up on ARC request for roof replacement on Riverknoll Way.

Old business:

- Surja reported Vial-Fotheringham Law forum helpful and encouraged others to attend.
- No replies on amendment for phase 6 CC&R's
- Brad will e-mail board manual to members to review for corrections and updating.
- Landscape lighting and electrical major progress made toward updating and completed.
- Annual meeting scheduled second Tuesday, January 2010.

Imperial water feature:

- Discussion of the removal of the water feature and replace with extensive landscape improvements to be funded from reserves. With direct communication and solicitation of input for homeowners via news letter.
- Brad motioned to approve the direction as submitted. Motion approved.

Committee reports:

- Sue Jones presented priorities for improving holiday lighting and holiday wreaths if budget permits. The LED's have been a success.
- Landscape improvements for this coming year discussed for Wellington Place, Fairhaven and Norfolk.
- Landscape light improvements at Radcliff and Riverknoll Ct.

Homeowner forum:

- Homeowner reported excessive noise and unsightly net from basketball court on neighboring property. Wes reported ARC request for project had been made. Scope of approval to be followed up with Wes and Brad.
- Discussion about ARC process.

Next meeting; February 11, 2010 WLACC

Meeting adjourned at 9:25 PM

Minutes recorded by Bob Jester for Johann Oliver

Dated December 16, 2009