

Board of Directors Meeting Minutes
Barrington Heights Association of Homeowners
June 9, 2010

I. Meeting called to order 7PM.

Present: Board members Brad Arms, Fred Shipman, Surja Tjahaja, Cliff Berry absent. Property manager, Wes Finchum, committee members, Sue Jones, and Johann Olivier, homeowners Susanna Bacon, Steve Bacon, Bill Weber, Peter Muhlbach, Rob and Ryan Sederstrom, David.

II. Minutes from April 14, 2010 approved.

III. Homeowner forum:

Homeowner sought board input on issue with neighbor who left garbage can outside where odor was offensive. Suggestion to write a note to neighbor explaining problem.

IV. Financial & Treasurer's Report:

Financial results reviewed and discussed with no discrepancies noted.

Status of collections for 2010 Assessments discussed.

Motion to send to attorney for collection account numbers 622449, 264676 & 264728 approved.

NWCM was directed to send a notice to three accounts with balances between \$250 and \$500 of the amount owed and the reason for the charges.

Motion to approve financial review discussed and approved.

Motion to approve reserve study subject to fine tuning acceptable to President and Treasurer discussed and approved.

Direction on reserve funding method for 2011 budget discussed. Further information and clarification of methodology requested of NWCM by Treasurer.

Motion to approve BHAOH Purpose Statement: **“It is the sense of the Board that the purpose of the Barrington Heights Association of Homeowners is to maintain and enhance the property values in our community. We believe that enjoyment of homeowner property, positive social interaction, as well as consistency of high standards of construction, maintenance and appearance are key factors contributing to high property values“**, was discussed and approved with the recommendation to include this on our web site.

Discussion of composition roof compliance status and amendment II status: No

action requested on these items.

VI. Property Manager's Report:

Agreement on mowing of vacant lot at Salamo entrance has been signed.

Discussion of stolen landscape lights; West Linn Police notified and NWCM will follow up regarding potential insurance claim.

Motion to approve 7Dees bid to remove damaged pillar and arborvitae discussed.

Motion to allow Clem to remove the damaged pillar and 7Dees to replace the arborvitae (per bid) approved.

Motion to approve the 2nd installment of bulk hours from NWCM for property manager time discussed and approved.

ARC log reviewed.

Compliance log reviewed.

VII. Committee Reports:

1. Master Plan Committee report by Fred Shipman, members Sue Jones, Bob Jester and Peter Muhlbech.

A. Discussion of Street trees and sidewalks to be included in scope of the committee. A subcommittee with the leadership of Sue Jones will work with the City to develop a list of approved trees

B. A sidewalk subcommittee consisting of Brad Arms and Peter Mulbach will work with the City on alternatives for sidewalk repairs.

2. Ad Hoc Communications Committee report by Surja Tjahaja. Draft contract language to collect e-mail addresses of homeowners to facilitate interactive electronic communication to be provided to board for review and approval at August meeting. Surja will work with NWCM and Cliff Berry in this process.

3. Neighborhood Standards Committee report by Brad Arms. Discussion and agreement on the charge of the committee

4. Ad Hoc Committee on ODOT IGA; Bob Jester reported the City has agreed to take the lead with ODOT to resolve all access and liability issues homeowners have faced.

5. Landscape Committee report by Sue Jones.

A. Update on Imperial entrance work to date by 7Dee's.

B. Motion to pay \$4562 for common area valves discussed and approved.

C. Motion to approve \$650 bid to to irrigate N Planting strip at Salamo entrance discussed and approved.

D. Landscape log reviewed by Board.

6. Maintenance Committee report by Brad Arms. Discussion of work completed and work pending.

A. Motion to approve \$857.06 in additional charges for the pressure

washing due to City requirement that contractor employ certified flaggers during job.

7. Motion to send letter to Three Rivers Land Conservancy to decline offer to transfer ownership of the “Barrington Slopes” 1.22 acres of land to BHHA discussed and approved.

VIII. Topics for future meetings;

1. Budget for 2011
2. Association of Homeowners Directory
3. Holiday Lights

IX. Meeting adjourned 9:55PM.

Submitted by Bob Jester; secretary