

Barrington Heights Association of Homeowners
Board Meeting Minutes
February 9, 2011

I. Meeting called to order at 7PM. Members present; Brad Arms, Surja Tjahaja, Robert Jester and NWCM representative Stacy Bloos. Board members absent; Fred Shipman, Cliff Berry.

II. The board minutes from December 8, 2011 were reviewed and approved.

III. The financial results were presented and discussed with no issues identified.

1. Status of collections; 47 late accounts to date.
2. Payment plan accepted for 2000 river knoll Ct.

IV. Homeowners open forum: there were no homeowners in attendance.

V. Presidents report

1. Updates on hearings, complaints and enforcement

3350 Barrington Drive- parking letter sent to homeowner

3480 Riverknoll Way- roof compliance work completed

3440 Riverknoll Way- garage conversion work in progress

3520 Riverknoll- general maintenance- letter to be sent

3485 Riverknoll Way - erosion/ moss- letter to be sent

2. Action: Financial Penalties resolution discussed, approved with amendments to be sent to homeowners with cover letter.

3. Review of 2011 calendars;

i. Meeting schedule set

ii. Default calendar discussed

iii. Maintenance calendar discussed

4. Topics for the Board Planning Meeting scheduled for 2/22/11

A. Rules enforcement: plans and priorities

B. Master Plan

C. Street Trees

D. Email list

E. Communication of meeting results to homeowners

VI. Property Managers Report

A. New on-line capabilities for Board instructions are being worked on by NWCM.

B. Utility Agreements

1. Signed Agreements for utility credits followed up from last board meeting.

2. List of homeowners receiving credits was reviewed

C. Homeowner correspondence and comments were reviewed

D. Compliance Log was reviewed

E. ARC Log was reviewed.

VII. Committee Reports

A. Newsletter and Directory Committee (Juarez) reports progress made on collection of email addressed.

B. Holiday Decorations Committee Update (Arms) vendor reinstalling led lights at Salamo entrance that they removed by mistake at no charge to the homeowners association.

C. Street Tree Committee Update (Jones/Arms) work is ongoing with the City of West Linn.

D. Sidewalk Committee (Arms) there was no action taken during this reporting period. Need for additional homeowner involvement as this is a potential safety and liability issue facing affected homeowners.

E. Maintenance Committee Update (Arms) report of additional broken landscape lights to West Linn Police who have increased neighborhood patrols.

F. Landscape Committee Add-on Item (Jones/Arms); A request for Seven Dees to treat the soil in planters to remedy the fungus that killed the color plantings and prevent repeat of problem with replacement of flowers at a total cost of \$2500 for all common areas. After much discussion, the request to authorize the \$2500 bid was approved.

VIII. Meeting adjourned 9:05PM.

Robert Jester, secretary.