

Barrington Heights Association of Homeowners  
Board of Directors Meeting  
June 8, 2011

- I. Meeting called to order at 7PM. Board members present: Brad Arms, Surja Tjahaja, Robert Jester, Committee members present: Sue Jones, Johann Oliver, NWCM representative: Stacy Bloos; Homeowner: Ron Bearden.
  1. The minutes from the April meeting were approved as amended to read V.2. "Letter sent out to homeowners".
- III. Homeowners Open Forum
  1. 3883 S. Hampton BB Hoop is not in violation of the Rules by having hoop on the driveway apron that doesn't block the sidewalk.
  2. other issues; none
- IV. Financial and Treasure's Report
  1. Financial results reviewed and no errors noted.
  2. Status of collections for 2011 show outstanding accounts are at 2%.
  3. Reserve Study Motion "The 2011 reserve studies for the Barrington Heights and for Radcliff Court dated 5/31/2011 are approved. NWCM is directed to utilize the ascended contribution method for Barrington Heights (\$8525.20) and to utilize the flat rate contribution method for Radcliff Court (\$2845.23).
- V. Landscape Committee Report
  1. Replace hedge at the Imperial Entrance for \$1640 discussed and approved.
  2. Upgrade/repair the dry pond at the Salamo entrance for \$1069 was discussed and approved.
  3. Discussion on the planting strip and irrigation at the vacant lot at the Salamo entrance was discussed. Further information needed to forward motion for approval to be provided prior to our next meeting.
- VI. Street Tree Committee
  1. Paperbark Maple and Golden Rain trees and their costs were discussed  
Action: These two varieties of replacement trees were approved.
- VII. ARC Committee Report
  1. Version 2 of the Architectural Guidelines
    - a. Vinca Minor use in parking strips in lieu of grass is not an automatic approval but requires ARC review and approval.
    - b. Synthetic/Composite Deck Material use was discussed at length and will be reviewed by the ARC on an individual basis, although it has never been approved.
    - c. The board agreed with the review requirement by the ARC for Vinca Minor but there was not agreement on the use of synthetic deck material.

2. The ARC log was reviewed and is available on line to board members.

#### VIII. Compliance

##### 1. Planting strips

- a. status of self compliance was discussed. Several homeowners replaced grass in their planting strips after receiving the letter of guidelines for compliance.
- b. Five lots do not comply with the grass requirement.
- c. 3475 Riverknoll Way was grandfathered as the plant material used in the parking strip was approved as part of the original landscape design.
- d. Letters will be sent to the remaining 4 lots with options outlined to achieve compliance.

#### IX. Community Manager's report

1. Mailbox Phase 11 was discussed and additional bids were requested of NWCM for the board to make a decision.
2. Back flow device replacement was approved.
3. Le Chevalier Annexation, there was no new information to share
4. A motion to have NWCM gather and maintain our e-mail list was discussed and approved for \$300.
5. Homeowner issues of parking were discussed and reviewed with direction to NWCM for use in site reviews.
6. There were no other topics presented by Stacy.

#### X. The meeting adjourned at 9PM.