

October 12, 2011  
Barrington Heights Association of Homeowner  
Board of Directors Meeting

I. Meeting called to order 7:00 PM. Board members present; Brad Arms, Surja Tjahaja, Cliff Berry, Fred Shipman. NWCM representative Stacy Bloos, Homeowner; Johann Oliver, Gary Powell

II. Minutes from the August 10, 2011 meeting reviewed and approved with two changes noted.

III. Homeowner open forum

1. 1891 Radcliffe - R. Bjorklund compliance letters and e-mails were reviewed and discussed homeowner was not in attendance

IV. President's Report

- 1 Action: Appoint Gary Powell to ARC motion to appoint approved.
2. Action: Management Contract proposal was discussed including written input from Tjahaja. It was noted that Jester and Arms met with NWCM representatives and found the proposal to be very fair to the homeowners. Motion to approve was passed.
3. Action: Holiday light contract proposal was discussed and approved. It was noted that the vendor proposed no rate increase over last year's contract.
4. Utility Credit Amount Update Discussion: The amount credited to homeowners who supply utilities to common area improvements was reviewed. A motion to increase these agreements by \$25 to \$125 was approved.
5. Le Chevalier: The two homeowner associations in this subdivision have withdrawn their request to be included in the Barrington Heights Homeowners Association.
6. Newsletter feedback and discussion for the next board meeting.
7. Holiday lighting monitoring was discussed and agreed that board members would take responsibility for assigned areas and report maintenance issues to Brad.

V. Financial and treasurer's Report:

1. Financial results were discussed and reviewed. Stacy to follow up on discrepancy and report back to Brad.
2. Action: the 2012 budget was reviewed, discussed and approved.
3. Billing for 2012 Assessments communication was discussed. A letter and e-mail to homeowners will be prepared by Stacy and Brad and will note that the fees have remained the same for the past four years in spite of inflation.

VI. Landscape Committee report:

1. Barrington sidewalk /planting agreement with Mr. Nouri has been signed.

2. Imperial entrance ivy maintenance by Seven Dees was discussed and approved.
3. Recommendation from landscape walk is to spray the annuals to prevent disease was approved. Brighter colors will be tested in the beds to enhance visual appeal.

VII. Community Manager's Report (Stacy)

1. Compliance report was reviewed and discussed.
2. 2030 Wellington Drive: Fines to owner were discussed.
3. 5380 Riverknoll Way discussed.
4. 4037 Imperial grandfathered for alternative plantings with notice to homeowner of need to keep trimmed and weeded.
5. 2083 Wellington discussed
6. Phase XI for sale signs discussed. There are currently three signs on one lot in violation of the CC&R's. Letter to property owner to be sent by NWCM.
7. Phase XI mailbox to be installed prior to the end of November.
8. ARC Log reviewed and discussed.

VIII. Meeting Adjourned at 8:20

/s/

Robert Jester,  
Secretary