

Board Meeting September 9, 2015

In Attendance:

Jere Mclaurin- President
Rick Mishaga- Treasurer
Clint Wieler
Richard Freeman
Grace Cargni- Secretary

Meeting called to order at 7:00 by Jere Mclaurin

Audience: Bill Hupner, David Meyer.

1. **Open Forum:** Bill mentioned that Nextdoor community forum was helpful and that that he likes participation.
2. **Committee reports:** no reports presented at this meeting
3. **August Minutes-** Jere motioned for approval. Approved by all. Richard Freeman seconded- motion passed
4. **Financials** – period ending July 31st
Income YTD is \$135, 998.12
Expenses YTD \$74,3000.37
Net Income: \$61,697.75
Operating Funds: \$186,039.19
Checking account balance: \$105,393.62
Reserve Account: \$102,326.57
 - **Action:** Rick Mishaga to double check on how many electric meters BH has. Motion to pass financial by Jere Seconded by Clint. Motion passed

Contracts to Review:

Jere has submitted to management RFP for lighting & maintenance contract along with 3 companies to reach out to. One of the companies is our current vendor

DNO insurance- State Farm is our current vendor, plus 2 other vendors will also be considered.

Landscaping contract with 7 Dee's expires in April of 2016. Consideration to bid-out 2 other additional companies as well as 7 Dee's.

5. **Landscape Irrigation Repairs:**

- **Action:** Board and Management need to figure out how to resolve the credit issue to the homeowner outside of Barrington Heights who has actually been paying for the 3865 Fairhaven monument irrigation watering for possibly 6 to 8 past years.

Stacy is waiting on email response from the owner in regards to reimbursement.

6. **Directory**: Should we consider paid advertisements in the printed directory: Board voted Yes.

We are still waiting response from homeowners. Currently we have about 90 responses out of 259 homes.

Spreadsheet sent to Richard from Management was in an odd format, which he could not re-configure.

- **Action:** Richard to send Grace the said spreadsheet to see if she can re-format into a user friendly, print friendly form
- **Action:** Send second notice to homeowners that have not replied to directory letter. Do we need to reach out with door to door/ one on one touch base?
- **Action:** Richard to put document together of missing houses for possibly hiring the boy scouts or high school students to go door to door with second notice to those who have not responded.
- **Action:** Grace to go through Nextdoor and post request for Directory update from homeowners

7. **Fire Break Scope update:**

- **Action:** Rick to send out dates for Board to walk about with Rick to access the topography of the firebreak area.

Cost effective ways to manage the Fire Break area; Goats not possible or practical, rototilling also not a good option. Recommendation is to continue with standard practices such as mowing and treating shrubs & bushes but not those, which are indigenous or naturally fire resistant.

- Board to come up with a plan to educate adjacent homeowners on how to better manage the firebreak land that is directly behind their property.

8. **Outstanding Action Items:**

- **Jere:** ask 7 Dee's if we still have a mole problem?
DNO Insurance, Sanity Check on Imperial landscaping contract and 7 Dee's RFP. Radcliffe Ct. fence bar replacement.
- **Stacy:** Look into new vendor to repair the fence repair
- **Clint:** to take ownership and work with Brick Cleaning Vendor and Stacy to see how the black marks can be best removed so sealer can be applied.

Competitive Bidding Process: award the scope of work to one vendor and continue to work with them, but also allow Board the flexibility to out to bid and out source work as well.

Meeting adjourned at 8:31