

October 6, 2015  
Barrington Heights Board of Directors Meeting  
Minutes by Grace Cargni

In attendance:

Jere Mclauin- President

Grace Cargni- Secretary

Clint Weiler

Richard Freeman

Absent: Rick Mishaga- Treasurer

Meeting called to order at 7:00 PM by Jere, seconded by Grace.

1. **Open Forum:** No agenda for this meeting.

**1<sup>st</sup> order of business:** Jere's follow up of the D&O insurance coverage and Lighting Proposal. Both of these are now out to bid to 4 different companies each.

- **Action:** Lighting's scope of work to include replacing end of life fixtures, replacing bulbs with LED as well adding outlets to islands so that holiday lighting can be plugged into these instead of tapping into existing cans. Break down the scope of work Island by Island. Bid out to companies that are fully bonded and insured. Oregon

Imperial Island landscaping bid out for proposal as well.

2. **Committee Reports: None.**

Richard took this time to talk about removing a Landscaping Committee Member Chair from her position. Richard motioned for the Board to consider removal of Sue Jones- Board did not second, therefore motion died.

Jere is to help-out with the Landscaping Committee, as a go-to person for volunteers.

3. **Meeting minutes**

for Sept approved by Jere – Seconded Clint.

September minutes approved.

- **Action:** Grace to change the words DNO to D&O in Sept. Minutes.

4. **Financial Report:**

for September approved by Jere – Seconded Clint – Motion so passed

5. **Fire Break Scope :**

- **Action:** Clint to see if there is another entrance point to the firebreak area.

#### 6. **2016 Draft Reserve Study:**

Lighting system is at its end of life.

- **Action: Notification to Radcliffe Court homeowners** regarding additional reserves needed to cover cost of gate access system replacement. Prior reserve study had assumed gate access system had been recently replaced. Adjusting the reserve study for the cost of replacing the access system led to a deficit in the Radcliffe Court reserves.
- **Action:** Notification to Barrington Heights homeowners of an increase in yearly assessments to \$525 per year.
  
- **Action:** Jere to look into an Association Contract Attorney.

**Motion** Jere motioned to approve draft Reserve Studies including increasing assessments for Radcliffe & for Barrington Heights. Clint- seconded the motion. Motion passed

#### 7. **2016 Draft Operating Budget:** Overview

There are Two budgets to consider.

1. Standard budget
2. Budget to include recommendation to refund back to homeowners excess operating funds by means of a one time credit of approx. \$240 on the assessments for 2016

Increase entertainment budget to \$1,000 from \$500

**Motion:** Jere move to accept the 2016 Budget with the buy-down action on assessments. Grace seconded. All in favor, motion passed.

#### 8. **7 Dee's Landscape contract:** Contract expires April 1, 2016

9. **Brick Sealing Information:** due to the black and white deposits remaining after power washing, **the Board will** need to revisit in the spring and assess which areas of the masonry structures need tuckpointing.

10. **Radcliffe Court Access System:** Access panel that controls the gate currently needs to be reprogrammed for new owner. This system is out of manufacture and is no longer being supported. Jere and Stacy to attempt to reprogram the system for the new owner. In the future this will system will need to be replaced at a cost of approximately \$7,000+. Management recommended the new system be compatible to Management's gate computer system to facilitate management of the gate system.

11. **Board Executive Session:** this agenda did not comply as volunteers are not employed.

**12. Competitive Bid proposal:** Two versions for us to consider, Board to choose one to implement.

**Motion:** Jere moved to accept the two-paragraph resolution. Clint second. Motion passed

**13. Misc.**

- **Action:** Grace to email Brittney regarding updating the website on an adhoc basis.
- **Action:** Call the police dept. to find out about speed awareness sign on Barrington Dr. and Riverknoll Way.
- Re-institute the community newsletter. Highlights of meetings.

**Meeting Adjourned at 9:18 PM**