

Barrington Heights Association of Homeowners

Board of Directors Meeting

Minutes – April 5, 2017

Call to Order:

The meeting was called to order at 7:01 p.m. by Board Treasurer, Robert Jester.

Board members present: Jere McLaurin (present by speaker phone, Grace Cargni, Robert Jester, Richard Freeman and Clint Weiler.

Management representative present: Lorie Jaraba, The Management Trust

Approval of the Minutes: A motion was made, seconded and carried to approve the minutes from the February 1, 2017 board meeting.

Financial Report: The February 28, 2017 financial report was reviewed and approved. A variance in the insurance line items was noted due to the increased Directors and Officers coverage.

Action Item Review: The Board and management reviewed the action item list for updates and additions.

Barrington Heights Bridge Damage – Bids Discussion: The Board reviewed bids submitted for the work on Barrington Heights Drive's bridge due to damage from a vehicle in the snow storm. The insurance claim is in process and a check will be forthcoming. A motion was made, seconded and carried to approve the proposal from I&E Construction and schedule work when weather permits.

Brick Repair Proposals: A motion was made, seconded and carried to award the brick work to Marc's Masonry. Clint Weiler and Lorie Jaraba will meet Marc's Masonry to review the work to be done including new pedestals under the mailboxes to be rebuilt.

Wrought Iron Repainting Draft RFP Review: The Board reviewed the proposal and directed management to release the proposal after review of the locations marked on the map.

Synthetic Turf on Barrington Drive: Management was directed to write the owner a letter giving a timeline of 14 days to remove the synthetic turf and submit a replanting plan for approval of approved vegetation installation and 14 days after approval to execute the plantings or fines in accordance with the Financial Penalty Resolution will be imposed.

Radcliffe Gate System Proposals: The Board discussed the proposals to replace the gate system at Radcliffe Ct. It was also noted that the street is in need of sealcoating this year per the reserve study. The Board directed management to investigate an approximate cost to sealcoat the street based on the square footage and the going cost of sealcoating per square foot. Then a letter can be drafted to Radcliffe Ct. residents advising them of the costs and potential additional assessments for the two items to be done this year and seek their input.

Next meeting dates will be Tuesday, May 16, 2017 and Wednesday, July 12th.

The Board recessed into executive session at 8:10 p.m. to discuss communication from Legal counsel regarding collection matters.

The board reconvened back into General Session at 8:24 p.m.

A motion was made, seconded and carried to send the following direction to Legal Counsel:

Account# 821809 – counter offer to reduce the soft costs from this owner’s account on a one-time only basis. Total soft costs \$83.08.

There being no further business before the Board of Directors, the meeting was adjourned at 8:25 p.m.