

Barrington Heights Association of Homeowners

Board of Directors Meeting

Minutes – July 17, 2019

Location: West Linn Adult Community Center
1180 Rosemont Rd, West Linn, OR 97068

Board Members Present: Jere McLaurin, Robert Jester, Richard Freeman, and Clint Weiler.

Board Members Absent: Grace Cargni

Management Representative: Madison Castillo, Community Association Manager

Call to Order:

The meeting was called to order at 6:00 p.m. by Board President, Jere McLaurin.

Approval of April Meeting Minutes

The April 10, 2019 Board Meeting Minutes were unanimously approved by the Board members present.

Homeowner Forum:

The homeowners in attendance were afforded the opportunity to discuss association related matters with the Board members. One owner requested an update on the Imperial drainage project and asked that the ivy near his home be trimmed back. Clint Weiler provided an update on the Imperial drainage and Management was directed to submit a work order to 7 Dees for the ivy trimming.

Committee Reports:

- **Safety Committee:** Robert Jester provided an update from the Safety Committee and advised that the fire access area has been mowed.

Financial Report:

The April 30th, 2019 and May 31st, 2019 financial statements were approved unanimously by the Board members in attendance.

Compliance Log: The Board reviewed the compliance log provided by Management. No action was required.

Unfinished Business:

- **Mailbox Replacement:** The Board unanimously approved to proceed with the relocation and reconstruction of the final mailbox.
- **Imperial Drainage:** Client Weiler provided an update on the Imperial Drainage project. He advised the permit has been approved by the City of West Linn and we are awaiting the scheduling of the project. The project should take about 3-5 days. Management was directed to obtain a template property access agreement for the two directly affected properties.

New Business:

- **Turf Survey:** The Board reviewed the turf survey responses received from the homeowners. Based on the feedback from the community, the Board decided to not move forward with revising the Architectural Guidelines to allow for artificial turf. The homeowners at 3821 Fairhaven will be provided with 90 days to restore the front yard and parking strip to natural

grass. The backyard artificial turf can remain, however, if the home is sold the backyard will also need to be brought back into compliance and restored to natural grass. The fine for not seeking architectural approval prior to installing the artificial turf will be waived, if the landscaping is restored within the allotted time frame.

- **2020 Reserve Study:** The Board unanimously approved a not to exceed budget of \$1,500 for an external reserve study for the 2020 fiscal year.
- **Cash Flow Enhancement:** The Board reviewed the updated Cash Flow Enhancement agreement provided by Vial Fotheringham for collection accounts. Management will provide additional details at a later meeting. No formal action was taken on this matter.
- **Holiday Lighting:** No formal action was taken on this agenda item.
- **Lighting Repair Proposal:** The Board approved the lighting repair proposal to install uniform light fixtures, that match the main entrance monuments, at the Sussex, Norfolk, and Fairhaven monuments for a total price of \$2,480 to be paid from the reserve account.
- **City Owned Lots on Imperial:** The Board discussed the City owned lots on Imperial Drive. Clint Weiler will discuss this matter with the City of West Linn and report back to the Board at a later meeting. No formal action was taken.
- **Neighborhood Association Update:** Robert Jester provided the Board with an update on the i-205 expansion and walkway update. He encouraged the other Board members and owners in attendance to visit the City of West Linn website to learn more about the project.

Adjournment:

With no further items on the agenda, the meeting was adjourned at 7:21pm.