

Barrington Heights Association of Homeowners

Board of Directors Meeting

Minutes – June 10, 2020

Location: Zoom (due to COVID-19)

Meeting ID: 991 5366 4447 **Password:** 134179

Board Members Present: Jere McLaurin, Robert Jester, Richard Freeman, and Grace Cargni.

Board Members Absent: Clint Weiler

Management Representative: Madison Castillo, Senior Community Association Manager

Call to Order:

The meeting was called to order at 6:02 p.m. by Board President, Jere McLaurin.

Approval of Meeting Minutes

It was motioned Jere McLaurin, and seconded by Clint Weiler to approve the March 4, 2019 Board Meeting Minutes, as written. All Board members were in favor. Motion carried 4-0.

Homeowner Forum:

There were no homeowners present at the meeting, other than Board members. A few non-compliance matters were discussed.

Committee Reports:

Robert Jester and Clint Weiler gave updates on mailbox replacements and mailbox safety. One mailbox was vandalized on Halloween, and two were victims of theft that required full replacement. These mailbox replacements are being paid by the master insurance carrier, subject to the deductible only. A police report was made regarding the mail theft, and Robert Jester advised owners to remove their mail daily and drop outgoing mail in the morning. This is due to the fact that most mail thefts occur overnight.

Financial Report:

It was motioned by Robert Jester, seconded by Jere McLaurin to accept the April financial statements, as presented by The Management Trust. All Board members were in favor. Motion carried 4-0. Management was directed to provide an update on the outstanding delinquencies as soon as possible.

Action Item Tracker: The Board reviewed the action item tracker and provided updates to Management accordingly.

Compliance Log: The Board reviewed the compliance log provided by Management. Management reported that they are only writing up the most severe landscaping issues, and not pursuing violations for graduation signs at this time. The Board discussed a few outstanding compliance issues and actions we are taking to correct. No further action was required by the Board.

Unfinished Business:

- **Imperial Drainage:** Management provided an update in Clint's absence, and stated that the initial attempt was unsuccessful, so new permits were being pulled but the contractor has become unresponsive. Management recommends taking the project in a new direction. Robert stated he has a contact who may be able to do the work, and will reach out.

New Business:

- **Landscape Maintenance Proposal:** It was motioned by Jere McLaurin, seconded by Robert Jester to accept the 7 Dee's proposal for the removal of 4 trees in the Wellington greenspace for a total price of \$2,235. All Board members were in favor. Motion carried 4-0.

- **ODOT Dumping Site:** Robert Jester provided an update regarding the ODOT animal dumping site near the community and behind several homes on Beacon Hill. This dumping site has caused aggressive wildlife to enter the community, and is considered a public safety issue. Robert and Jere met with City of West Linn and requested the following: change the locks to the dumping site so all jurisdictions that have access cease dumping there, install no dumping signage, and incinerate the existing carcasses. Robert is leading this matter and will follow-up as necessary.

- **Holiday Lighting:** It was motioned by Jere McLaurin, seconded by Grace Cargni to accept the Ben Brough's masonry proposal for the 2020 holiday lighting installation, removal, and repairs for a total cost of \$14,220. All Board members were in favor. Motion carried 4-0.

- **Asphalt Sidewalks:** It has been brought to the Board's attention that Century Link is conducting utility work in the community. The work has caused some of the sidewalks to be dug up. The contractor is replacing the concrete sidewalks with asphalt. Robert will contact the City of West Linn to discuss.

- **Yellow Curb Request:** A homeowner requested that the curb along Beacon Hill and Riverknoll. The Board discussed that in the past yellow curbs were turned down by the community members. Robert was tasked with discussing with the police department.

Adjournment:

The meeting was adjourned into Executive session at 6:55pm. The Board reconvened into Open session at 7:03pm. The Board provided a brief update on their Executive session, stating that delinquency matters, and pending legal matters were discussed. With no further items on the agenda for discussion, the meeting was adjourned at 7:08pm.

It was announced that the next Board meeting is scheduled for July 1, 2020 at 6:00pm.