

Barrington Heights Association of Homeowners

Board of Directors Meeting

Minutes – November 4, 2020

Location: Zoom (due to COVID-19)

Meeting ID: 957 9592 9767 **Password:** 375256

Board Members Present: Robert Jester, Richard Freeman, Clint Weiler, and Grace Cargni.

Board Members Absent: None

Management Representative: Madison Castillo, Senior Community Association Manager

Call to Order:

The meeting was called to order at 6:03PM.

Approval of Meeting Minutes

It was motioned by Clint Weiler, and seconded by Grace Cargni to approve the September 2, 2020 Board Meeting Minutes, as written. All Board members were in favor. Motion carried 4-0.

Organizational Meeting

Jere McLaurin sold her home, and submitted her resignation to the Board of Directors. The Board accepted her resignation and thanked Jere for her years of service and dedication to the community. Jere recommended Robert be appointed to President, Grace seconded this. Robert Jester will now serve as the Board President and Clint Weiler will serve as interim Treasurer. Grace Carni will remain Secretary, and Richard Freeman will remain in a Director position.

Committee Reports:

Architectural Committee Update – Management advised that they will continue to keep track of new architectural materials that are permitted through the ARC, notify owners of the alternatives when they inquiry about the options, and update the Board President when there is a pending disapproval.

Financial Report:

It was motioned by Clint Weiler, seconded by Grace Cargni to accept the September financial statements, as presented by The Management Trust. All Board members were in favor. Motion carried 4-0. The Board decided to revisit a pending foreclosure in 120 days.

Action Item Tracker: The Board reviewed the action item tracker and provided updates to Management accordingly. Management updated the Board and stated that the Wellington Creek clean-up project will be scheduled soon.

Compliance Log: The Board reviewed the compliance log provided by Management. Management updated the Board and stated that the boat on Imperial Drive has been removed. No further action was required by the Board.

Unfinished Business:

- **Imperial Drainage Project:** Clint provided an update and stated that he has been in contact with the owner about the progress. It was motioned by Clint Weiler, seconded by Grace Carni to approve Jason Grosz to draft a letter to the City about their responsibility to correct the drainage issue on Imperial Drive. All Board Members were in favor. Motion carried 4-0.

New Business:

- **Riverknoll Mailbox Replacements:** It was motioned by Grace Carni, and seconded by Robert Jester to approve the Riverknoll Mailbox Replacement Project for a total cost of \$31,250 to be paid from Reserves. Management will let Clint know when the replacements are scheduled, so he can discuss the possibility of wrapping the cluster boxes with Tyvek prior to encasing them with brick. All Board members were in favor. Motion carried 4-0.

- **Solar Appeal:** The homeowners at 3945 North Hampton Court appealed the Architectural Review Committee's decision to conditionally approve their solar panel installation, which would be on the front of their home. The owners stated that they are on a flag lot, and the roof line is not visible from the street. The association received a secondary opinion stating that the panels would be usable in the non-street facing portion of the home, they would however be less efficient. Management recommended having two Board members conduct a site visit to determine if the roof line is visible from the street, as no street facing panels are permitted within the community. The Board agreed to submit a final decision to the homeowners within 10 days.

- **Beacon Hill Trees:** A homeowner submitted a concern regarding dead trees along Beacon Hill. The area of concern was determined to not be within Barrington Heights property. Management was directed to obtain a point of property survey, or contact Ron Jones at the City of West Linn.

Adjournment:

With no further items on the agenda for discussion, the meeting was adjourned at 7:05PM. It was announced that the next Board meeting is scheduled for December 2, 2020 at 6:00pm.