



## Barrington Heights Association of Homeowners

### 2021 Annual Meeting Minutes

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**Date:** January 20, 2021

**Location:** Zoom

Meeting ID: 920 3633 4406

Passcode: 327892

**Call to Order:**

The Meeting was called to order at 6:51pm.

**Guest Speaker:**

Jason Grosz with Vial Fotheringham, who is the association's legal counsel, attended the meeting to discuss amending the Barrington Heights governing documents. Owners were afforded the opportunity to ask amendment related questions during Jason's presentation. An opinion letter will be made available to any owner requesting information regarding the amendment process.

**Report on Quorum:**

The quorum requirement of 25% was not met. The meeting was adjourned at 6:51pm, and called back to order at 6:51pm with a reduced quorum requirement of 20%. The reduced quorum requirement was met with 54 lots represented, either by proxy or in person.

**Approval of 2020 Annual Meeting Minutes:**

It was motioned by Robert Jester, seconded by Richard Freeman and approved by all owners present to approve the 2020 Annual Meeting Minutes as written. Motion carried unanimously.

**Nominations & Election of Directors:**

Two (2) Board positions were open and in need of being filled. Four (4) nominations were made and accepted for Grace Cargni, Gail Carnahan, Cindy Maggi, and Richard Freeman. Grace Cargni and Cindy Maggi were elected to the Board of Directors through a roll call vote. Each position elected will be for a two (2) year term ending in 2023.

**Financial Report & Budget Review:**

The October 31, 2020 financial statements and 2021 budget were presented to the owners in attendance. Owners were afforded the opportunity to ask questions and provide input on the budget. Robert Jester presented a financial update.

- General operating expenses remained stagnant from 2020 to 2021
- Conducted a third party reserve study to review all common areas in the community to ensure we are reserving appropriately for future replacements.
- Board adopted more aggressive reserve funding model, that calls for larger initial reserve allocation for 2021 but lower percentage increases over the next 30 years – per Reserve analysts recommendation.
- General Annual Assessment increased by \$25 or just over \$2 per month for the 2021 fiscal year, due to increased reserve allocation and recommended inflation rate.

**President's Report:**

Robert Jester provided the owners in attendance with a report. The following items were discussed:

- Completed Arborvitae replacement projects at several monuments
- Completed landscape renovation project at Barrington/Salamo Entrance
- Pressure washed throughout the community and re-painted existing yellow curbs with reflective paint
- Shifted Board Meetings to Zoom in light of COVID-19 Pandemic, and will continue to meet via Zoom
  - o Owners should turn to the Barrington Heights website, and sign up for The Management Trust's portal to obtain login credentials, review agendas, and get up to date meeting notifications.
- Approved new decking material through extensive review, as result of an owner's appeal. A list of preferred architectural materials can also be found by contacting The Management Trust.
- Jere McLaurin relocated to the Coast, and Robert Jester has now graciously taken over the position of President. Her position is now considered vacant, and will need to be filled at a Board Meeting.
- Holiday Lighting was very successful this year, and the Board is continuing services with the new contractor.
- Wellington Creek clean-up project was approved and completed by landscapers – primarily removed deceased or trees endangering properties, as well as invasive species removal.
- Five mailbox replacements are planned for early 2021, each along Riverknoll Way. Mail delivery service will be temporarily on hold at the time of each replacement.

**IRS Revenue Ruling 70-604:**

It was motioned by Robert Jester, seconded by Grace Cargni, and approved by all owners to adopt the IRS Revenue Ruling Resolution 70-604. Motion carried unanimously.

**Adjournment:**

With no other items for discussion on the agenda, it was motioned by Clint Weiler, seconded by Cindy Maggi and approved by all owners present to adjourn the meeting at 7:48pm.