

Barrington Heights Association of Homeowners

Board of Directors Meeting

Minutes – July 7, 2021

Location: Zoom (due to COVID-19)

Board Members Present: Robert Jester, Grace Cargni, Gail Carnahan, Cindy Maggi, and Clint Weiler

Board Members Absent: None

Management Representative: Madison Castillo, Senior Community Association Manager

Call to Order

The meeting was called to order at 6:05PM.

Homeowner Forum

There were no non-Board member homeowners in attendance at the meeting.

Secretary's Report

Approval of Meeting Minutes: It was motioned by Cindy Maggi, seconded by Robert Jester to approve the May 12, 2021 Board Meeting minutes as written. All Board members present were in favor, motion carried.

Committee Reports

Architectural Committee – Grace provided an update regarding the Architectural Review Committee and some of the recent applications involving drainage.

Safety Committee – Robert Jester gave a report. He stated there is a concern with sidewalk safety, as several were severely damaged during the ice storm. However, the responsibility for maintenance and replacement falls with the City of West Linn. The sidewalk repair, stump grinding, and tree replacement project is anticipated to cost a couple million dollars and take 3-4 years to complete.

Financial Report:

The Board reviewed the March, April and May 2021 financial statements prepared by The Management Trust. It was motioned by Robert Jester, seconded by Grace Cargni to approve the March, April, and May 2021 financial statements as presented. Motion carried.

Action Item Tracker: The Board reviewed the action item tracker and provided updates to Management accordingly. The majority of the outstanding items for Management were on the agenda for discussion. Management was directed to notify the owner on Imperial Drive directly impacted by the association's communication to the City of West Linn regarding the drainage concerns. The architectural log and compliance report were also provided as part of Management's update.

Unfinished Business:

- **Storm Damage Restoration** – The Board discussed several proposals submitted by the association's contractors for storm damage restoration. The following proposals were approved:
 - o **Dennis 7 Dee's;** The Board unanimously approved Dennis 7 Dee's to complete the following proposed enhancements: mulch in the medians and common areas, Riverknoll

island renovation, Radcliffe Court hard pruning and Salamo entrance tree removal with stump grinding for a total cost of \$6,088.

New Business:

- **Landscape Committee:** The Landscape Committee Charter was tabled for discussion at the August Meeting. Grace was tasked with reaching out to previously interested members to determine if they still want to volunteer.

- **Sidewalk Repair Proposal:** The Board reviewed the sidewalk repair proposal submitted by MAS Construction. Robert was tasked with contacting the City of West Linn to determine timeline, priority, and association involvement of the necessary sidewalk work. The association will express their desire to partner with the City on this project.

- **Summer Newsletter:** The Board approved the draft Summer newsletter to be sent, with the addition of the City of West Linn's website link so homeowners can sign up for weekly email updates.

Adjournment:

With no further items on the agenda for discussion, the meeting was adjourned at 7:46pm. The next Board meeting is scheduled for August 4, 2021 at 6:00PM via Zoom. Please refer to email blasts and the association's website for Zoom login information.