

# **Barrington Heights Association of Homeowners**

## **Board of Directors Meeting Minutes**

June 1, 2022

**Location:** Zoom

**Board Members Present:** Robert Jester, Gail Carnahan, Cindy Maggi, Grace Cargni

**Management Representative:** Sara Cole, Community Association Manager,

### **Call to Order**

The meeting was called to order at 6:02 PM.

### **Homeowner Forum**

Questions about street tree replacement were brought to the table. Informed homeowner that this was a topic on the agenda for the evening and would be discussed in detail.

### **Secretary's Report**

Approval of Meeting Minutes: The May 4, 2022 Board Meeting minutes were approved as written by unanimous vote. All Board members present were in favor, motion carried.

### **Committee Reports**

**Architectural Committee** – Grace updated the board and present homeowners about seeing an increase in ARC applications due to the season for landscaping, painting and roofing projects. Nothing unexpected and the ARC is providing quick responses.

**Landscape Committee** – Randy provided the board with bids from 7 Dee's for maintenance projects around the community prior to the meeting. The committee will be looking into repairs to the brick monuments and repainting of the house numbers on the curb in the near future. Robert suggested they also pay some attention to the plants on the monument near the lettering.

**Safety Committee** – Robert updated present members about street light outages. He will be meeting with the City to discuss repairs and replacements and is working with them to obtain information about original installations. Robert put out a request to report any out light posts to management.

### **Financial Report:**

It was motioned by Gail and seconded by Robert to approve the March 2022 financials prepared by management. Motion carried.

It was motioned by Gail and seconded by Robert to approve the April 2022 financials prepared by management. Motion carried.

**Action Item Tracker:** The Board reviewed the action item tracker and provided updates to Management accordingly. Management to obtain proposal to have pressure washing of common areas completed this season.

Sara inquired about the growth of moss on homeowner properties during compliance inspections. Board informed management that natural rocks and stones are permitted to allow moss to grow. Any man-made walls of brick or stone must remove any moss growth.

**Unfinished Business:**

- **Storm Damage Restoration** – Management to send a newsletter to all homeowners to inform them that street trees and sidewalk damage is to be corrected by Sept. 30. Newsletter will include potential vendors for stump and sidewalk grinding vendors to ease the process. If projects are not able to be completed by given date homeowners will need to communicate with management regarding anticipated date. The board will ask owners to submit an ARC application for tracking purposes. It will ultimately be the homeowner's responsibility to comply with CC&R standards of care and city code.
- **Fairhaven ARC Appeal**- The ARC appeal for 3861 Fairhaven Dr was discussed again in more detail. The board voted to uphold the ARC denial for installation of synthetic turf. In order to adjust ARC design guidelines the board would be required to revisit this in a more thoughtful manner and include input from all homeowners in the community.

**New Business:**

- **CCRs- Driveway Parking**- The board consulted with the association attorney to determine if the current board was obligated to enforce any previous board's interpretation of rules regarding parking passenger vehicles in driveways. The attorney reviewed the inquiry and stated that there was no precedent set by the previous board, and the current board can and should enforce the CC&Rs as they are legally written. The board was in agreement.
- **Repainting of House Numbers**- City Code states that house numbers must be visible from the street. Management to include this in newsletter.
- **7 Dee's Proposals**- The board reviewed and discussed proposals for landscape services for mowing of the vacant Lot on Salamo, the fire break area, Imperial Island tree pruning and Radcliffe Ct tree pruning. All were unanimously approved by the board.
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**Adjournment:**

With no further items on the agenda for discussion, the meeting was adjourned at 8:25 PM. The next Board meeting is scheduled for July 6, 2022 at 6:00PM via Zoom.