



Barrington Heights Association of Homeowners

2022 Annual Meeting Minutes

Date: January 12, 2021

Location: Zoom

Call to Order:

The Meeting was called to order at 6:02pm.

Report on Quorum:

The quorum requirement of 25% was not met. The meeting was adjourned at 6:02pm, and called back to order at 6:03pm with a reduced quorum requirement of 20%. The reduced quorum requirement was met with 23.17% of the membership represented, either by proxy, absentee ballot or in person virtually via Zoom.

Guest Speaker:

Jerry Gabrielatos, the West Linn City Manager attended the meeting to provide owners with an update regarding the storm damage restoration effort following the ice storm last February. Owners were afforded the opportunity to ask questions related to the storm damage restoration or anything City of West Linn related during the meeting.

Approval of 2021 Annual Meeting Minutes:

It was motioned by Robert Jester, seconded by Cindy Maggi and approved by all owners present to approve the 2021 Annual Meeting Minutes as written. Motion carried unanimously.

Nominations & Election of Directors:

Three (3) Board positions were open and in need of being filled. Three (3) nominations were made and accepted for Robert Jester, Clint Weiler and Gail Carnahan. Robert Jester, Clint Weiler and Gail Carnahan were elected to the Board of Directors via absentee ballot and roll call vote. Each position elected will be for a two (2) year term ending in 2023.

The Board of Directors determined the officer positions as follows;

- Robert Jester, President
- Clint Weiler, Interim Treasurer
- Grace Cargni, Secretary
- Gail Carnahan, Director
- Cindy Maggi, Director

Financial Report & Budget Review:

The November 30, 2021 financial statements and 2022 budget were presented to the owners in attendance. Owners were afforded the opportunity to ask questions and provide input on the budget. Gail Carnahan presented a financial update. The following items were discussed;

- General operating expenses increased from 2021 to 2022, primarily due to inflation and revised service contracts.

- 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 a revised reserve funding model, that calls for a 4% increase in the reserve allocations starting in 2023– per Reserve analysts recommendation.
- General Annual Assessment increased by \$50 or just over \$4 per month for the 2022 fiscal year.
- The due date for the annual assessments is January 30th. If you need an alternative payment arrangement, please email Madison Castillo with a request to include for the Board’s review at the February meeting.

President’s Report:

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

- Five mailbox replacements were completed throughout the year along Riverknoll Way.
- Tree pruning and some smaller landscape renovations were completed at the medians.
- The Board worked closely with the City of West Linn when possible to discuss storm damage restoration efforts following the February ice storm.
- The architectural review committee approved Tesla solar roofing solutions for flag lots within the association.
- The Board approved storm restoration efforts which included landscape renovations at the entrances and medians, masonry repairs for damaged brick work, light fixture repairs, and holiday lighting restoration.
- The Board chartered a Landscape Committee, which includes three homeowners and a Board liaison.
- The Board approved for an increased management contract, which will include additional site reviews in the warmer Spring, Summer and Fall months for additional compliance.
- The Board approved an increased landscape contract with 7 Dee’s to include additional blowing and pruning to ensure standards of the community are being upheld.
- The Board approved an extensive monument renovation at Barrington and Beacon Hill, as all of the trees were lost in the ice storm. This should be completed in early 2022 and is currently awaiting tree permitting.
- The Board approved and had a landscape renovation completed at the Barrington and Salamo entrance, with two new trees planted and a reshaping of the median tree.
- The Board approved for a sidewalk grinding project that owners will be responsible for, but will be able to take advantage of as a coordinated group rate and effort. Management will be sending out a newsletter with details regarding the specifics in the next couple weeks.

IRS Revenue Ruling 70-604: It was motioned by Johann Olivier, seconded by Robert Jester, 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 7:50pm.