

Barrington Heights Association of Homeowners

Board of Directors Meeting Minutes

November 6th, 2024 , 2024

Location: Zoom

Board Members Present: Robert Jester, Clint Weiler, Randy Ilas, Grace Cargni, Gail Carnahan

Call to Order

The meeting was called to order at 6:00 PM.

Homeowner Forum

An owner was present but did not have any issues or concerns to address at this time.

Secretary's Report

The board reviewed the minutes from the October 2, 2024 board meeting. Approved by unanimous vote.

Committee Reports

Architectural Committee – Grace had no updates to report.

There have been requests for more timely approvals for owner requests. The committee is reviewing applications to the best of their ability.

Landscape Committee – Randy stated the 7 Dee's work on the Barrington/Salamo entrance, and Barrington/Riverknoll Island looks nice. Landscape material should grow in to cover exposed boxes with time.

Safety Committee/City Updates – Robert reports that he goes out at night to identify any street light outages and reports them to the City.

Financial Report:

The September financial statement prepared by The Management Trust was reviewed and approved by all board members.

The number of delinquencies in the AR Aging Report seem to reflect the amount of violation fines issued for identified needed areas of improvements.

Management Report: Robert reviewed the report provided by Sara prior to this meeting:

- Riverknoll/Barrington Dr Tree:
 - o Sean will have his arborist perform an assessment on the tree to determine risk/overall health
- 69110 Reimbursable Operating Expenses variance:
 - o Clancy will have the variance removed from the financial statement as it has been refunded. Should reflect on the November statement.
- Power washing:
 - o Completed Oct. 17
- Recommended Reserve Projects 2025
 - o General
 - Review wrought iron fence (outside Radcliffe gate) to see if painting is required

- Inspect common area sidewalks to determine if repairs are needed for cracks and lifts
- Wellington Pl
 - Monument maintenance- concrete orb décor

New Business:

- **Private Road Easement-** The board reviewed the research and information provided by Jason Grosz regarding the association's obligation to enforce street parking rules on private streets. A motion was made with unanimous approval to do full a title search for Wellington Pl. Clint will do the title search through his company with a not to exceed amount of \$500.
- **Utility Credit-** A motion to regularly increase annual utility credits based on CPI rates each year was made. Board was in unanimous agreement. This will be included as part of the yearly budget discussions.

Adjournment: With no further items on the agenda for discussion, the meeting was adjourned at 7:09 PM. The next Board meeting is scheduled for December 4, 2024 at 6:50 pm via Zoom.