

Barrington Heights Association of Homeowners

Board of Directors Meeting Minutes

July 3rd, 2024

Location: Zoom

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

Management Representative: Sara Cole, Community Association Manager

Call to Order

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

Homeowner Forum

No homeowner concerns were brought to the board's attention at this time.

Secretary's Report

Approval of Meeting Minutes: It was motioned by Robert and seconded by Gail to approve the June 6th, 2024 minutes as written. Motion carried.

Committee Reports

Architectural Committee – No updates as the Grace was not present for this meeting.

Landscape Committee – Irrigation issues caused by City construction repaired but water pressure is low. Sean with 7 Dee's will meet with the City to make repair recommendations.

Safety Committee/City Updates – Robert reports that work on Salamo has been completed. They will also be putting in a road/parking lot for the new Public Works building. TBD.

Financial Report:

It was motioned by Gail and seconded by Randy to approve the May financial statement prepared by The Management Trust. Motion carried.

Management Report: The Board reviewed need for fines for ongoing landscaping issues. Requests management to add wording to warn owners about board considerations to implement daily fines for landscaping violations.

Old Business:

- **Pressure Washing Proposal:** Board reviewed proposal for pressure washing services prepared by Sound Cleaning which was updated to include monuments as well as mailbox clusters. Board approved the service for \$1,335.00 for mailboxes and \$1,199.00 for monuments.

New Business:

- **2025 Reserve Study:** The board was provided proposals from TMT and PONO Building consultants for the 2025 Reserve Study. Concerns were raised about the allocations from the previous year's study from PONO leaving reserves underfunded. TMT's proposal was less than PONO and has the ability to build the study based on board input. It was unanimously approved to move forward with TMT, with the 3 year pricing.
- **ARC Committee:** Robert requested to add another topic of discussion to the agenda to discuss the possibility of adding 2 additional members to the ARC. 2 of the existing members travel frequently which can cause delays in project decisions. Robert proposes to appoint John Beukens and continue to look for a 5th member. Board unanimously approves. Notification will be sent to the ARC.

Executive Session: The board adjourned to executive session at 6:51 pm to review a fee waiver requests.

Adjournment: With no further items on the agenda for discussion, the meeting was adjourned at 6:59 PM. The next Board meeting is scheduled for August 7, 2024 at 6:00PM via Zoom.