

# Barrington Heights Association of Homeowners

## Board of Directors Meeting Minutes

October 1, 2025

**Location:** Zoom

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

### Call to Order

The meeting was called to order at 6:03 PM.

### Homeowner Forum

There were no questions or comments from any homeowners during the homeowner forum.

### Secretary's Report

The board reviewed the minutes from the August 6, 2025 board meeting. It was motioned by Randy and seconded by Grace to accept the minutes as written. The minutes were unanimously approved by all board members in attendance.

### Committee Reports

**Architectural Committee** – Grace notes there are no updates at this time.

**Landscape Committee** – Randy reported that the power washing has been completed. He was very impressed with the service. Peak Power Washing provided an estimate for additional recommended work. There are discrepancies about who maintains responsibility for the brick pavers on the streets as we have been told different things by the City. Rober to confirm and get back to us.

**Safety Committee/City Updates** – Robert to look into the paver responsibility.

### Financial Report:

The August financial statement prepared by The Management Trust was reviewed. All board members present were in favor of adopting the August financials.

Sara will request a status update of collections accounts from VF Law.

**Management Report:** Sara provided an update on recent compliance inspections. The board was provided the opportunity to ask questions about on going compliance issues.

### New Business

**2026 Draft Budget Proposal:** The board reviewed the draft budget prepared by The Management Trust. The biggest factor was the proposal for additional work submitted by 7 Dee's. The board unanimously agreed to allocate \$10,000 to landscape supplies bringing the general assessment to \$765 per year. The board will also make an additional reserve contribution with excess operating funds, amount to be determined at a later time.

It was motioned by Robert, seconded by Grace and approved by all board members to adopt the 2026 budget with these revisions. Unanimous approval.

**Holiday Lighting Proposal:** It was motioned by Robert, seconded by Grace and approved by all to accept the estimate from Brough Masonry to install the holiday lighting.

**Adjournment:** With no further items on the agenda for discussion, the meeting was adjourned at 7:12 PM. The next Board meeting is scheduled for November 5, 2025 following the annual meeting via Zoom.