

**Barrington Heights Assoc. Of Homeowner's  
Meeting for February 6, 2008**

**Present:** Bill Hupfer, Margaret Juarez, Sue Jones, Doug Kohlert, Greg Ankofski, Brad Arms, David & Sandy Fogle, Shelly Hanlin, Wes Finchum.

**Meeting called to order:** 7:00 P.M.

- 1. Board & Committee Postitions:** Randy Eggen, Doug Kohlert and Monty Wood are vacating their board positions. Sandy Fogle and Brad Arms were invited to e fill two vacated positions, pending written receipt of resignation. Tim Holt was invited to attend the meeting to ask him to fill the remaining position, Tim was unable to attend and his answer was not received. Motioned, voted and approved to add new board members. **Follow-up: Wes: verify receipt of written resignation and process new bank signature cards due to new board.**
- 2. Review & Approve Minutes January Mtg:** no minutes to approve at general meeting as a quorum was not obtained.
- 3. Review Financial Statements:** Brad Arms; percentage of return is low on our Reserve Account. Could it be moved to a money market account with a higher return? **Brad Arms will follow-up with Wes Finchum regarding receiving the best return on our reserve \$\$.**
- 4. Electrical:** Street lights that are in need of repair. Priority the corner of Beacon Hill & Barrington is a safety hazard. Electrical upgrades/maintenance on islands & bridges was previously approved at \$36,000, as follows: \$12,000 for Beacon Hill & Barrington Island; \$12,000 for the Wellington Bridge; \$10,000 for the Imperial Island and \$2,000 for Barrington and Riverknoll Island. These repairs were given a priority rating of HIGH. Wes indicated previously expensed holiday light and electrical invoices had been or were being processed for payment. Greg Ankofski related the Imperial water feature also required attention and does not always work properly. Hughes Water Gardens will be asked to review to bring into good working order. **Follow-up: Wes: follow repair of electrical as previously requested and contact Hughes Water Gardens for Imperial Island maintenance implement required maintenance/repair.**
- 5. Status Phase 1 CC&R Amendment:** Phase 1 has been approved by 75% of residents in that phase. Chris Tingey (Vial Fotheringham LLC) is developing the documents necessary to add design guidelines to Phase I of Barrington Heights. Each phase has to be approved accordingly. As other phases are amended a "champion" will need to be recruited in each phase to follow-up and monitor progress. **Thank you to Anne Miller..champion phase 1. Wes: notify homeowner's in phase 1 once new CC&R's are filed and received by Chris. Follow-up with Chris as necessary.**
- 6. Regarding Board Meetings:** Margaret was concerned that financial information is not usually available for the board meetings as scheduled. She proposed moving the board meetings from the first Wednesday of every even month to the second Wednesday. All approved. **Follow-up: Wes will contact the Adult Community Center to change the schedule, he will also contact individuals within his organization to make adjustments as necessary for notification to homeowner's and financial data compilation.** The goal is to have current financial data at each meeting.

7. **Landscaping:** Rich, Grow-Rite Landscaping, to be contacted regarding our maintenance and annual spring plantings. Sue Jones and Shelly Hanlin, landscape committee members, have been requested to contact Rich within the next week to determine the annual color. Our landscape budget is \$25,000 for annuals and maintenance. Margaret asked Wes for a copy. Margaret stated about \$5,000 of the budget could be allocated for annual color augmenting the upgrades implemented last year. The board also noted the landscape upgrade has not been completed on the vacant lots on Imperial. It was thought Gary Yarco may have the plans and quotes previously received since Matt Daskalos has moved. The goal of the Imperial space is to plant natural flora to enhance the current area with minimum upheaval and maintenance. Hampton and Fairhaven Landscape changes are complete, Rich installed sprinklers and sod where a parkway of dirt was. Margaret stated since the city maintains the dog park they could maintain the additional 3 feet of grass. **Follow-up: Wes email copy of Grow-Rite contract to Margaret. Sue contact Rich at Grow-Rite to choose annual color.**
  
8. **Reivew of 2008 Maintenance Plan:** Lighting, Landscaping, Spring plantings on islands, Hampton Ct. & Fairhaven Dr. landscaping (city maintenance?) **Radcliffe Gate Painting follow-up: Wes schedule in spring with painter using electrostatic powder coating process. Maintain mailboxes: Wes schedule painter (same process?) to paint exterior of mailboxes as necessary. Light fixtures on Salamo brick wall are missing or not working; Wes schedule repair.**
  
9. **Correct Name on all Printed Material/Documents:** Should be Barrington Heights Association of Homeowners for minutes, memo's and tax purposes, etc.
  
10. **ARC: Members wanted.** Architectural Review Committee reviewing composition roof requests. Greg Aniofsky submitted new composition roof to be installed at 3315 Barrington Dr. (approved and now incorporated into new CC&R for phase I), new home plans on Lot 3 Manchester Ct. (denied, not yet incorporated as phase 11), and play structure on Edgewood Ct (denied, large and farm like, street exposed, requesting additional plantings and adjustment).
  
11. **Status on Burgess Drain in Common Area Adjacent to Holt Property:** within utility easement, check installation code/guidelines for drainage, **Wes follow-up.**
  
12. **New Business:**
  - a. **Statements with budget** to homeowners for annual dues, general \$475 per resident with additional \$260 to Radcliffe residents. **Wes will have NWCM mail, due March 1, 2008.**
  - b. **Parker Phase II** status: city of West Linn waiting for plat map.!? "no plat, just driveways". **Wes will follow-up approval status. New street light will have to be replaced with BH style.**
  - c. **Newsletter info:** When street lights are not operating properly call Wes..., ARC: members needed..., Provide roof maintenance guidelines..., Street tree homeowner responsibility pruning guidelines... **Follow-up: Tim Holt for insertion.**
  
13. **Meeting Adjoured:** 8:35P.M.