

Barrington Heights Association of Homeowners
Board of Directors Meeting
April 13, 2011

- I. 7 PM meeting called to order. In attendance Board members; Brad Arms, Bob Jester, Fred Shipman, Cliff Berry, Surja Tjahaja and Stacy Bloos from NWCM and Sue Jones, chair of landscape committee.
- II. Minutes from the February meeting were distributed, reviewed and approved.
- III. Financial and Treasures' Report
 1. Financial Results new format was reviewed and discussed.
 2. Status of collection of 2011 Assessments was reviewed and discussed.
 3. 2010 Financial Review was reviewed, discussed and approved with revision to #5.
 4. Renew delegation of approval authority to Sue Jones was discussed and approved. This is the same authority she had in 2010 and it worked well with good documentation.
- IV. Homeowner Open Forum; There were no homeowners other than those listed above in attendance.
- V. Planning Committee Report discussion and review of the planning meeting held on February 22, 2011.
 1. Add additional focus of enforcement of
 - a. street parking rules (but not driveway parking): NWCM will conduct a site review two consecutive days and follow up with a letter to those who are in violation.
 - b. planting strip requirements enforce requirements
 - c. Basketball hoops on streets and sidewalks enforce this requirement and city code that they do not block public right of way.
 - d. Homeowner landscape, especially moss control, dead grass and unkempt or bare dirt planting beds
 2. Send out a proactive letter to homeowners explaining these enforcement plans and the reasons for them.
 3. Request that these be added as additional focus to Stacy's regular site reviews beginning in April
- VI. ARC Committee Report
 1. Discussion: alternatives to grass for planting strips
 - a. ARC has the authority to approve contiguous ground cover other than grass.
 - b. Tree roots sometimes preclude grass as the exposed roots

make mowing impractical

c. Should we allow other types of plants or should we require grass wherever possible and allow mulching areas where grass won't grow?

d. Approach homeowners who currently use plant material other than grass? Stacy will document for follow up in her next site review report.

It was resolved that the ARC will prepare an Architectural Guideline for the planting strips along the following lines:

- Homeowner may use grass or vinca minor...ARC request not require
 - Homeowner may use **fine** mulch within 4' of a street tree without ARC request or to areas encumbered by utilities, mailboxes and other allowed obstructions, not to exceed 20 sq ft per lot.
 - Homeowner may request a variance from these requirements by submitting and ARC request
 - Planting of ivy are grandfathered provided they are properly maintained
 - Existing plantings of other materials will require ARC approval
2. ARC log was reviewed and discussed.

VII. Street Tree Committee

1. Discussion of direction;

There was a lengthy discussion and review of pictures of alternative trees that would better meet the requirements of the narrow planting strips when tree replacement is necessary by homeowners. Both Seven Dees and the City Arborist contributed to this process. The goal was to have the original trees called for in the CC&Rs, a flowering and ornamental tree from which the home owner could choose. We want the trees on the list to be affordable. There was no final decision on tree selection.

VIII. Community Manager's report:

1. Compliance and site reviews were discussed. Letter to homeowner at 4011 Imperial.

2. Homeowner issues included in discussion was a homeowner removed trees from their back yard some time ago and did so without an ARC. This is both a city issue and homeowner association issue.

3. Contract addendum for NWCM to maintain e-mail list was presented. Discussion and review resulted in the need for NWCM to provide additional information and clarification to address some board concerns. Stacy will follow up with this.

IX. Other Committee Reports: none noted

Item not on the agenda:

Homeowner Jennifer Hayter from 3920 N Hampton Ct. asked the board what the process would be for those homeowners with in gated community of LeChevallier off of Beacon Hill Drive, to become part of the Barrington Heights Homeowners Association. They are looking for a management organization as they currently do not have one.

She was advised to have further discussion with Brad after the meeting,