

Barrington Place Annual Meeting Minutes 2017

Date: November 14, 2017

Called to order 7:14 pm

Present: All Board members, James Eiermann and Kelly Cockrell from Jamar, and owners present

Confirmation of Quorum: 31 people present in person, 16 proxy forms

Proof of meeting sent October 31, 2017

Motion to Approve 2016 Annual Meeting Minutes:

First: David James

Second: Irina Tsvetkova

All in favor, approved

Motion to Waive reading of 2016 Financials:

First: Bill Ramos

Second: Mark Delisle

All in favor, approved

No units currently for sale in Barrington.

Reserve Projects Completed in 2017:

- 3707 ravine completed
- French drain behind 3705 completed - will see functionality in 2018 rainy season

2018 Budget Presentation:

- Decrease snow removal due to overbudgeting the last several years and not much accumulation
- Decrease Insurance Cost: New policy with a new company, which includes blanket coverage
- Decrease electricity due to replacing communal area lights with LED lights
- Increase water - City is increasing water for 2018 and will mostly likely increase again in 2019

Maintenance:

- Additional dryer vent cleaning this year - use to do every other year, then went to every year, and now doing twice a year.
- Check running toilets - check to see if water rises
- 3701 water spickets moved up
- Moles:

- Will treat in the spring
- Concern of poison control
- Risk of falling in holes
- Danger
- Traps at hardware store that shoots spikes
- Tree in center of building 3705
- Siding
- Power Wash
- Deck repair
- Asphalt repair at front entrance - Investigate insurance for broken concrete
- Screens need repaired - bulk discount
- Hazardous material collection again
- Started garage door replacement in 2016 - reimbursement for portion of the cost if board approved door is chosen.
- Sconces - looking at internal updates for 2018 or 2019
- Interior communal areas - looking at updates for 2018
- Security codes - Will be changing more often

Motion to approve 2018 Budget:

First: Bill Ramos

Second: Tim Newton

Approved

3705 new siding

Chimney repairs were completed 10 years ago

3705 has issue with carpenter bees

Exterior lights by doors and garages - proposed project to uniform and replace

3705 doesn't have a matching panel

Parking: Completely full; look in to resolution in 2018; possible additional parking spots

Trash corral:

- Doesn't stay shut
- Explore ways to make more efficient
- Rebuild corral
- Must stay where it is but make more attractive

Carpet Cleaning:

- Keep doors open when cleaning carpet

- Rent fans or something to prevent moisture
- Clean once in winter and once in summer

Smoking:

- Building always smells like smoke.
- Investigate regulation of smoking
- What does by-laws say about smoking?
- Discussion on cigarette butts

Discussion on Solicitation

Dues: Proposal made by Mark Delisle to split difference of dues and lower to \$210 - Proposal was denied

Surveys will be sent to owners to obtain feedback

Building rep for each building - need volunteers

Discussion on attic access

Landscaping:

- Majority of budget is lawn mowing and tree trimming
- Only 20 mows this year – normally 26 to 28, but there was a drought this year.
- Investigate landscaper to redo landscaping
- Add curb appeal

Looking into signage

Re-election of Board:

Secretary – Ken Caulton

President – Gaye Matravers

Treasurer – Jane Beebee

Motion to approve: Tim Newton

Second: Brain Cwiek

All in favor, approved

Next Meeting: Sunday, December 1, 2017 at 2:00 p.m. at Jane's house – email will be sent

Motion to adjourn: Bill Ramos

Second: Graham Shepfer

All in favor, approved

Meeting adjourned at 8:29 pm