

**Barrington Place Homeowner's Association, Inc.**

**Annual Meeting Minutes**

Date: November 15, 2016

Present:

- Board Members: Gaye Matravers, Graham Shepfer, Kenneth Caulton, Bill Ramos, Mark DeLisle, Matt Glassgow
- Owners: Daniel Arvesen, Cindy Lincicome, Jennifer Wong, Terry Newton, Tanye Pedigo Langley, Mary Weatherred, Irina Tsvetkova
- Jamar Properties: James Eiermann, Tonya Newlin

Meeting called to Order by Gaye Matravers (President) at 7:03 p.m.

Brief Introduction of Owners

Proof of Notice of Meeting given by Tonya of Jamar – Notice mailed November 1, 2016

Confirmation of Quorum given by Tonya of Jamar – 13 Owners present, 24 in proxy, for a total of 37.  
Quorum met (need 26 for quorum – 51% of owners)

Presentation of 2015 Annual Meeting Minutes

- Ken Caulton made a motion to approve the 2015 annual meeting minutes without a formal reading. Bill Ramos seconded said motion. All in favor. Motion approved.

Presentation of 2016 Financial Report given by Tonya of Jamar

- Insurance came in under budget and is a pass through expense
- Legal fees are projected to be over budget by about \$500
- Electric is projected to be under budget by approximately \$2000
- Fire alarms are projected to be slightly over budget by about \$600
- Hallway cleaning is projected to be under budget by about \$450, and there was some extra cleaning done this year
- Dryer vent cleaning was over budget by about \$600, but this is because we had not expected to do dryer vent cleaning this year. We were going to try to push this to every other year. However, there was a small fire and it was determined that we needed to clean them this year after all.
- Income taxes right on par
- Landscape Maintenance is projected to be over budget by about \$900
- Management fees are right on par
- Miscellaneous fees, office supplies, and postage are slightly over budget
- Snow removal is projected to come in under budget by about \$900, as we had a light winter

- Telephone alarms/front doors are projected to come in over budget by about \$2400. This is because we switched companies and had to pay an additional cost up front. However, we were able to discontinue several phone lines, and we will be able to save approximately \$2000/year on the phone budget.
- Trash removal should be right on par
- Pest control is projected to be slightly over by about \$250
- Put \$44,000 in reserves
- Did not do the siding replacement for 3707 South wall which was budgeted for \$9000, or the rain gardens for erosion control for \$5000. These funds (14000) will go back in reserves.
- Attic repairs came in way under budget. We had budgeted \$12,000, but the project only cost us about \$5100.
- The landing project at 3705 also came in under budget by about \$1200
- We were able to put an additional \$36000 in reserves. Total reserves at the end of 2016 are projected to be \$109,000.

Presentation of things that happened in 2016 given by Gaye Matravers:

- Buzz Newsletters are being sent out by email and hard copies are placed on the bulletin board. New sale section in the newsletter, and so far everything in this section has sold.
- Continuing delivery of welcome baskets.
- Continuing Pet Registration – forms available if anyone needs them.
- Sales are continuing to be strong – 2 current listings; list prices have increased.
- Dyer vent cleaning was unexpected this year.
- Carpet was cleaned twice.
- New fire panels were updated with our new company (B-Tech). They also installed cellular units, resulting in fewer landlines needed. Therefore, we were able to discontinue several phone lines and save money on the budget.
- 3707 North keypad replacement is in process.
- Drywall repairs were completed.
- Florescent lights replaced.
- The last of the chandelier lights were replaced with LED bulbs, resulting in a huge savings on the electric bill.
- Toilet checks were done to decrease water usage. The City of Bloomington is increasing sewage rates by 22% in 2017.
- Firewall repairs were completed.
- New mats and stoop planters were placed outside.
- 3705 and 3707 South stoops were repaired and raised.
- 3705 downspouts repaired.
- Side decks and personal back decks were sealed.
- Skirt board replacing on back decks is in progress.
- Asphalt at front entrance was sealed.

- Third annual Screen-a-palooza was held and will continue next year – great prices on screens for anyone interested.
- First annual Hazard Materials Drive was held and will continue next year – get rid of all your old hazardous materials such as old paint.
- Received requests to replace garage doors. This is the responsibility of the Owners, but must match the others in the HOA. The Board is offering an incentive plan: must have a minimum R-Factor and the HOA will reimburse a portion of the cost.
- Was able to put more money back into reserves – some projects that were not completed in 2016 will be done in 2017.
- Online survey was sent using Survey Monkey. We have received ten responses so far. There is a link to the survey in the Newsletter. Jamar will resend the link to everyone.
- Research was done regarding security system improvements – possible Wi-Fi Technology. Suggestion from Owner: change security codes over time.
- Owner Occupancy Policy was reviewed and needs to be clarified in the Bylaws.
- Long-range planning was done.
- Mary Wolfkin (resident) and Gene (maintenance man) passed away this year.
- Online payment is now available. Contact Jamar if you need a link emailed to you.

#### Presentation of 2017 Budget:

- City is increasing waste water by 22%.
- Planning to replace detached garage roofs. This will complete all roof replacements.
- Boral wood siding (trim) at 3705 needs replaced, as it is over 20 years old and could create water problems/issues.
- Ravine retaining wall is buckled out 1 ½ inches and cracked from water washing out the dirt. This will be fixed in order to avoid possible building issues in the future.
- Rain Gardens for erosion control, which was proposed for 2016 and not completed, will be done this year. We need to minimize cost, and this will just get more costly as years pass.
- Increasing Repairs and Maintenance budget to \$30,000, as we are struggling year after year to keep within budget.
- Increasing dues to \$260 per month, due to the increase in operating expenses. Dues have been held at \$245 for the past four years. Monthly increase is less than the special assessment a few years back, and we would like to use a portion of the increase to raise the amount in reserves for security in case of unforeseen issues that may arise. The board has the ability to take out a loan for unforeseen circumstances or big projects, but the amount of the loan available is based upon how much money is in the reserve fund.
- No special assessment has been planned for this year.
- Question from Owner: Why are Barrington's HOA dues higher than most HOAs in Bloomington? Answer: We are not actually one of the highest in Bloomington. However, we have a small number of people paying in for large expenses. Other HOAs are larger and have more owners; therefore, the money is spread out more. Also, many HOAs do not have the common areas Barrington has which have to be taken care of by the HOA, such as indoor cleaning and security.

Barrington also pays for water and trash, which many HOAs do not. Furthermore, many of those other HOAs do not have adequate reserves to cover major expenses that arise and would therefore have to assess a large special assessment if something were to happen. The last special assessment Barrington issued was minimal. We are also re-bidding expenses in order to get lower costs. We tried to cut back on the dryer vent cleaning, but after the small fire, decided we had to continue them for liability purposes and to keep insurance down.

- Bill Ramos made a motion to approve the 2017 Budget. Said motion was seconded by Ken Caulton. All in favor. Motion Approved. New dues amount of \$260 will start in January.

Board Terms – Bill Ramos's term is up this year

- Each term is 3 years.
- Bill is willing to re-serve another term.
- He is very active on the board, and is in charge of the Barrington Buzz. He also was responsible for the stoop planters this year.
- Mark DeLisle made a motion to elect Bill Ramos to serve another term. Said motion was seconded by Caulton. All in favor. Motion approved.

Owner Occupancy Policy:

- This has been a huge ongoing issue this year, which the board has looked into; and they are still wrestling with this issue.
- There are various interpretations of the Bylaws, resulting in conflict, discussion, and issues.
- The Bylaws need to be clarified for future purchasers.
- The board feels that the owners should have a say in how the Bylaws are interpreted, as this has legal ramifications.
- Percentage of owners in the community has a direct effect on loans and insurance.
- The board may send another survey out to owners on this issue – be on the look-out for documents regarding this topic; as this issue has a big impact on the community and is very important!

Any further questions, comments, or concerns, please let Jamar know.

Bill Ramos made a motion to adjourn. Said motion seconded by Ken Caulton. All in favor. Motion approved.

Meeting adjourned at 7:58 p.m.