

BARRINGTON SPRINGS HOA
BOARD OF DIRECTORS MEETING
APRIL 29, 2014

Minutes

Session

The Board of the Barrington Springs Home Owners Association convened at 1002 N 23rd Avenue on Tuesday, April 29, 2014, at 5:15 p.m., to conduct an orientation for newly elected Board members, review recent history, and set priorities and direction for the future.

Present

Attending the meeting were Ray Belles, president; John Stratman, treasurer; David Bundrick, secretary; and Aaron McNew, member-at-large.

Business

1. The Board reviewed the HOA **2013 Checking Account Activity Report** prepared by the Treasurer.

Beginning Balance	\$ 2,906.44	(12/07/2012)
Total Revenue	\$26,259.00	
Total Expenses	\$28,883.62	
Ending Balance	\$ 281.82	(12/31/2013)

Major items of revenue included \$21,245.00 from dues and a transfer of \$5,000 from the money market account (ending balance \$20,658.75 as of 11/29/13) that was necessitated by unusual, relatively large one-time expenses. These included irrigation of the Barrington Springs sign area and landscaping (\$3,055); pool pad expansion (\$7,105); and sidewalk installation (\$4,300).

Other significant expenditures included the swimming pool auto fill (\$718.61) plus other pool maintenance (\$4,608.65 to The Pool Doctor and \$639.44 to The Kleenin Krew); lawn care (1,525.47) for the entrance sign lot and pool area; 8 new chaise lounges for the expanded pool deck (\$764.52), Ozark Water (\$1,279.35) and Empire Electric (1,435.39). Also paid were personal property taxes \$981.33, insurance \$700.00, and legal fees \$547.06 (Mike DeArmond), tax preparation \$105.00 (Kollemeir CPA), office supplies and postage \$154.77, and \$964.03 miscellaneous.

It was noted that the legal fees for 2013 included costs to recertify the Barrington Springs HOA.

John recommended that another table and four chairs be purchased for the pool area.

The Board expressed appreciation to John Stratman for his diligent, time-consuming work as treasurer.

2. The Board considered the recent HOA action authorizing further negotiation for the **purchase of the vacant lot adjacent to the pool area**. Opinion was that the going rate for lots in Barrington Springs is \$25,000 but that this lot's irregular shape and easements makes it difficult, if not impossible, to build a house. Past president Ben Venable had offered the owner \$20,000 with 50% down payment and the balance by end of the year, but it was refused. John suggested that the Board increase the amount offered but pay 50% down and 25% in years 2 and 3 so as to not be caught short if funds are needed for pool repair, further expansion, or some unanticipated major expense. Ray Belles will consult with former HOA President John Schupp to get additional cost-purchase attempt history.
3. The Board discussed how to better **welcome new residents** to the Barrington Springs neighborhood. How do we know when a new resident moves in? (Each board member should keep an eye open for this and report new move-ins to the Board.) We need a welcoming procedure. Ray desires that a Board member personally welcome each new resident by delivering to them a pool key, copy of the Covenants, etc. It is desirable to get more participation in social activities, which would require advance planning and promotion.
4. The Board noted that we need to review the Bylaws to make sure that we are operating according to the Bylaws. For example, we are supposed to have a Construction Committee to review builders' architectural plans before construction begins, to assure that the houses will comply with the restrictions. Recently John has been doing this alone. It was noted that the Bylaws are outdated; they still refer to the developer as the HOA. Appointing a **Bylaws Update Committee** was identified as a needed future agenda item.
5. The Board discussed how to implement the recent HOA action that directed the Board to deactivate all **electronic access cards to the pool** ("pool keys") and create new cards. It was decided to clear the keypad code from the pool gate; create new pool access cards; and deliver one new card to each home. Board members will share responsibility to hand-deliver no more than one card to each home. John handed over to Ray the box of blank access cards and instruction manual.
6. The Board discussed **improving communication** with the residents. Ideas included the creation of a Facebook page. Also, when distributing the new pool keys it would be a good time to promote the HOA website and other items such as the neighborhood garage sale dates on a handout page.
7. The Board reviewed current **hot topic** of concern for the neighborhood: Continued parking on the streets (particularly 23rd Ave. and Hawkins Ct.). This is not in reference to the MSHP truck parked on the cul-de-sac, because law enforcement visibility is desirable. The owner of the utility trailer parked on 19th Ave. refuses to move it because it is not technically in violation of the Covenants' language. It was noted that most residents will comply voluntarily with HOA requests, such as keeping trash carts in the garage and out of sight, even though such matters may technically not be a violation of the Covenants.
8. **Pool repainting** will be needed after this season. John distributed an estimate from The Pool Doctor in the amount of \$3,622.

9. The Board reviewed individual situations regarding **delinquent HOA annual dues**.
- a. Lot 14 owner has been out of town and has said he will pay when he returns.
 - b. Lot 44 owner has house (which appears to be empty) for sale.
 - c. Lot 55 owner is involved in probate and plans to pay by June 15.
 - d. Lot 66 owner has been sent several delinquent notices, but the house is occupied by renters and mail may not have been forwarded. Aaron McNew will talk with the renters and attempt to obtain a good address for the landlords.

Approximately five homeowners have paid late fees, and one still owes the late fee.

10. **Ray will email Board members with updates on two matters:** (a) progress on the lot purchase and (b) deactivation of the current pool keys and delivery of the new key cards. New card keys will not be provided to homeowners delinquent in paying their HOA dues or late fees.

Future Meetings

The next meeting in May is TBA. At that meeting the Board will establish a regular schedule for future meetings.

Adjournment

The meeting adjourned at 6:15 p.m.

Respectively Submitted,

David Bundrick, Secretary