

**BARRINGTON SPRINGS HOA
BOARD OF DIRECTORS MEETING
July 26, 2014**

Minutes

Session

The Board of the Barrington Springs Home Owners Association (HOA) convened at 1112 N. 21st Avenue on Saturday, July 26, 2014. The chair called the meeting to order at 12:05 p.m.

Present

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

Minutes of Previous Meeting

Minutes of the April 29, 2014 meeting of the HOA Board of Directors were approved previously by email communication by the board members.

Old Business

1. Delinquent HOA Dues
 - a. 1111 19th Ave. is now paid and Aaron will deliver the pool key to the residents.
 - b. 1119 19th Ave and 1103 N. 21st Ave are still delinquent after multiple communications and notices from the Board. **Board authorized Raymond to contact the Barrington Springs HOA attorney to take action to collect the dues, late fees and attorney fees.**
2. Lot for Sale Adjacent to Pool
 - a. Linda requested that investigation be made into the closing costs and the budgetary impact of the ongoing cost of taxes and insurance on the property.
 - b. Board discussed plans for aesthetic improvement of the lot if we purchased it. Initial plans include leveling the lot and installing an irrigation system, trees, lawn and picnic tables.
 - c. Board discussed the terms of our purchase offer to be made to the owner. It is preferable to avoid mortgage loan fees and interest by paying cash or asking the owner to finance it over a period of three years.

- d. **Board authorized Raymond to engage the owner with a \$20,000 cash offer and negotiate a sales price not to exceed \$XX,XXX, per action of the previous HOA Annual Business Meeting.**

New Business

1. Pool

- a. Board members observed that the pool has been used well this summer, and problems have been rare.
- b. Several residents have asked if the pool can be left open later than our traditional closing date just after Labor Day. **Board approved keeping the pool open until September 30 and monitor how much it is used.**
- c. Aaron noted that last weekend the water level in the pool was 4 or 5 inches low. It seems that the automatic fill system is not working adequately, or the timer needs to be adjusted. **John will contact Ed White (The Pool Doctor) to monitor and adjust the auto fill system as needed.**

2. Community Events

- a. Several residents have inquired about a Barrington Springs neighborhood social event, such as a neighborhood cookout. Board discussed low participation rate in previous attempts and the challenge of anticipating how much food to purchase and prepare, but felt it was worth trying again. **Raymond will talk to Andrea, Greg and Laura about their interest in helping us by planning a community cookout.**
- b. Aaron reminded the Board of the need to advertise the fall Barrington Springs Garage Sale date that was determined by the last HOA business meeting. **Aaron will post this notice on the Barrington Springs Web site.**

3. Condition of Vacant Lots

- a. Ozark Bank is responsible for mowing vacant lots. In recent months the lots have been mowed but not carefully and not trimmed or weed-wacked. It appears the mower blade needs to be sharpened because many weeds are left high after mowing. The vacant lot at the corner of McCracken and N. 19th Ave. is particularly bad. **Raymond volunteered to contact Ozark Bank about this problem.**
- b. A 20-foot long dumpster was set on the vacant NE corner lot at Highview St. and N. 23rd Ave. to support the construction of three homes by Shawn Turner. The lot is not owned by Turner. The dumpster is overflowing and stinking, and now two 55-gallon plastic barrels have been placed beside it

by someone. Construction ended over a month ago, but the dumpster has not been removed. **David will contact Shawn Turner 823-2300 and also Republic (formerly Allied) Waste Services 865-7171 and request that the dumpster be removed.**

4. Pool Rules

- a. Board discussed needed revision to pool rules and posting of new signs. Question was raised regarding the rule prohibiting food and beverages. This is due to concern about potential breakage of glass containers and some people being irresponsible with trash. Yet people routinely bring water, snacks, etc. and sometimes have pizza delivered to the pool.
- b. New signage needs to prohibit smoking and glass containers. **David volunteered to draft a proposed revision to the pool rules and obtain cost estimates for new signs.**

5. Concerns

- a. New homeowner at the corner of N. 20th Ave. and McCracken is not mowing the right-of-way, and it is very unsightly. **Raymond will contact the owner.**
- b. Weeds are growing in the Barrington Springs sign area. This should be taken care of by the one contracted to mow that area and the pool area. **John will contact the contracted mower and will take care of staking the two spindly evergreen trees on each side of the sign.**
- c. John reported that progress is being made on compliance with covenant restrictions regarding parking on the streets.
 - i. The horse trailer previously parked on Hawkins Court is no longer there.
 - ii. The commercial white truck, once regularly parked on N. 23rd Ave., is not often parked on the street anymore.
 - iii. The homeowner with the utility trailer in the driveway is selling the property and moving.
- d. In the annual dues notice, John reminded homeowners of the expectation that trash carts will be kept out of sight except for trash pickup. Renters and new homeowners have not received this information. At least three homes on N. 23rd Ave. have trash carts sitting in the driveway 7 days per week. This is not an enforceable rule listed on the covenant restrictions, but a matter of custom that serves to keep up the subdivision's appearance and thus to help maintain value of all our homes. So the Board will inform violators once, but not take action to offend.

- e. It was also noted that lots and driveways are not permitted to be used for storage of boats, trailers, campers, fifth wheels, etc. It is understood that such may be parked temporarily in driveways as preparations are being made for vacations, etc.
- f. **David will work with Linda to draft a “Barrington Springs Etiquette” letter to deliver to renters and new homeowners after Board approves it. John will include the letter also in the next annual dues notice to all homeowners.**

Adjournment

The meeting adjourned at 1:10 p.m.

Future Meetings

The next meeting is TBA.

Respectively submitted,

David Bundrick, Secretary