

## **Barrington Springs—HOA Annual Meeting 10-24-21**

- Acting President, Gina Kinney-Grimes, calls meeting to order
  - Vice President, Kathy Krause, does roll call of all acting board members and all members are present for the meeting.
  - Treasurer, Susan Jackson, reads the financial report of expenses and balance standings for the past year and provides the total cost of bills and current expenses for the upcoming year. It was also detailed that we did have to replace both pool pumps this past summer, so that was an additional expenses that would not have been originally planned for. There was a correction needed on the sheet that Susan needs to make and then the reports will be listed on the website along with the minutes.
- Toby Long asks if the financials can be posted on the Facebook page as well. There was some initial discussion about privacy and security being a concern. Since the Barrington Springs website is not password protected and is open to the public it was determined that Facebook would be just as secure as the website and that we could post them on the Barrington Springs Facebook group as well.
- Old business discussion from previous meetings was started by Gina Kinney-Grimes, with addressing the easement that is behind the homes on High View.
  - Gina Kinney-Grimes informed the members present that there was a situation that was previously agreed upon by a past board that entailed the paying of lawn services to cut the easement behind a particular home. That situation has been resolved and the HOA is no longer paying to have that easement mowed as per code enforcement it is the responsibility of the homeowner that shares that easement and not the responsibility of Barrington Springs.
  - John Stratman then addresses the talk from last year's meeting about getting neighborhood watch signs posted. He was curious if that had been done or if we could proceed with getting them. All members discussed that they would like to see these in place at each of the entrances. The signs are around \$19 each, but would also need concert and poles to put them in. It was voted on and approved by majority that a budget of \$500 would be approved for the implementation of the signs.
- Sarah Brase addresses the street lights being out around the neighborhood. Susan Jackson explains that she has contacted Liberty and they say that we are responsible for all parts and lighting. There seems to however be some miscommunication with Liberty and Barrington Springs as they have not informed Susan or the HOA of what is needed so they can be replaced or so they can fix them and bill us for the repair.

- Terry Schroeder says that he will look into this and contact Liberty about the lighting. He also mentions to Susan Jackson the contact of Eric Ponder at Liberty that might be able to help with getting the ball rolling on this situation as well.
- The next order of business is the gate system at the pool. Sarah Brase explains that the gate that we currently have is obsolete and it makes controlling access to current members challenging. There is also a safety feature lacking that doesn't allow for emergency exit from inside the pool once you are inside without your keycard to exit.
  - Other factors for changing the keycards for this past summer was due to people moving as well as distribution of keycards to people in Apple Creek and other neighboring subdivisions having access to the Barrington Springs pool.
  - Federal Protection had come out prior to the pool opening and provided instruction on how to reprogram the keycards. While we were able to do that this year a new gate would allow for enhanced monitoring and control of making sure only paid member of Barrington Springs are utilizing the community area with the exception of guests.
  - Federal Protection quoted us around \$3,500 for a new system. The board will continue to evaluate other gate options and obtain bids so this can be voted on for approval at a future meeting. The board would like to have this gate replaced prior to the pool opening of May 2022.
- Toby Long addresses that there is a lot of maintenance such as the doors needing to be replaced, and replacement of a broken ladder, and general setup and up keep to be done and possibly having a pool committee to help with just the pool.
  - The following member raised their hand and said that they would like to be part of the pool committee.
    - Toby & Erica Long
    - Andrew Belcher
    - Corey & Carey Hawkins
    - Kammi Grosse
    - Larry Williams
    - Sarah Brase
  - Sarah Brase will contact all members interested in this committee and will organize a meeting for planning and projects needed for the pool.
- Toby Long also mentioned that he would like to help maintain the members and management of the Facebook group, so that approvals are granted quickly for post and maintaining only current homeowners of Barrington Springs are in the group.

- New Business- since all of the homes are now complete. We need to complete our CCR's. The board had previously come together and came up with some items for discussion or amendments and Gina reads those to the members. A complete list can be found with the minutes for review. All of these are already listed but it was primarily making adjustments to the current bylaws.
  - The revised or discussed and voted changes that were decided by majority can be found along with the minutes and financials.
- Kammie Grosse says that according to the rules and regulations this is an election year. Gina Kinney-Grimes states that there are multiple copies floating around and that there was some contradictions in other parts of the bylaws, but we were working from what we believed to be the correct CCR's that state board members are held for three years.
  - Kammie suggested that it should be staggered and that it should be reviewed and voted the terms of how long board members serve.
  - It was determined that the president would correct and make changes to the bylaws that were voted and agreed upon at the meeting and a follow-up meeting would be held to vote on the term of board members and have nominations and election of officers and that meeting as well.
- Larry mentioned that the trees along McCracken have a vine or virus that was killing them and that the city or farmer who owns the land should be notified. Alexis Gibson mentioned that she would contact the farmer and make him aware of the situation.
- Meeting Adjourned by Gina Kinney-Grimes, seconded by Kathy Krause.