

The Villages of Barrington Downs Annual Meeting Minutes

September 23, 2023

10:00 A.M.

Call to order, welcome, and introductions

The meeting was called to order at 10:08 a.m. by the board president Phyllis Russell-Smith followed by a welcome to all homeowners and an introduction of all board members in attendance. She introduced each member and told what committee each board member was on or was chair over. Committee reports were copied and distributed to the homeowners who were present. A motion was made and seconded to accept the committee reports as presented. Motion passes unanimously.

Certificate of notice. The annual meeting notice was sent to be mailed on July 19, 2023.

The credentialing committee reported that a quorum was achieved and present.

The minutes from the 2022 homeowner meeting were read and a motion was made and seconded to approved the minutes. Motion passed unanimously.

Board President report with 2024 focus:

President Phyllis Russell-Smith shared that the board will be sending homeowners to our attorneys if they do not adhere to the fine policy. She also shared her vision of getting other subdivisions to meet and share concerns, ideas, and other information pertinent to each community, with the goal being to learn from each other. The idea is to make North County the best place for homeowners to live. She also discussed the past year was a year of surprises, and revelations. She discussed how wayward teens were getting into our basketball area and others were committing crimes on our parking lot. Additional lighting and cameras were installed because of these concerns. We also built out additional storage and space for our local police to rest in while providing visibility to our clubhouse and parking lot. They have access to our clubhouse 24/7. This was accomplished by removing the pool table that was on the lower level.

Other things done in the year of 2022-2023 were major repairs made to the pool; large screen TV installed for online meetings; and first adult party was held amongst other things. We also discussed having an internal and external audit.

The Treasurer and the Finance Committee chair gave their report. A motion to accept both reports was made and seconded. Motion passed unanimously. Town Square was discussed as a vehicle to review all minutes and financial reports by homeowners.

There were 2 visitors present at our meeting. Those visitors were Officer Jason Kapayou and attorney Todd Billy. Officer Jason spoke about safety and what issues you need to call the police for by using the non-emergency number. Todd Billy talked about issues facing all communities across the country and later discussed the balloting that was had to try to stem the flood of rental property.

Committee chairs and committee members were introduced and thanked by the board for all their work.

Nomination and election reports were read and villages that were up for renewal were voted on by their villages and new/old board members were welcomed.

There was not any new business recommended by homeowners. However, during the homeowner open forum, discussions were held about an increase in our assessment. It was stated that they would probably be increased but no amount was discussed. Another discussion was held about the multitude of trash companies that travel in and out of our community. Homeowners requested that we move to one or two companies only due to the amount of destruction these trucks cause our streets and curbs. The last suggestion was to separate the two items on the ballot that was suspended to see if homeowners would vote for the rental concern and the change in voting parameters separately.

All homeowners were thanked for coming to the meeting, and the meeting was adjourned at 12:25 pm.

Board members present: Phyllis Russell-Smith, Leroy Gill, David Alwardt, Tom Caldwell, David Camarota, Darryl Ghoston, Matthew Fanegan, Marion Ellis, Eric Lane, Mark Hall, Bill Klaus

Management company present - Lisa Love Smith Management Group