

Barrington Downs Homeowners Association  
Annual Meeting of Homeowners Minutes  
September 18<sup>th</sup> 2021

- I. Meeting called to order at 10:00 A.M
- II. Moment of silence for first responder and al military personal
- III. Welcome from Board chair Mr. Alwardt and introduction of board members
- IV. Certification of notice Committee verified and passed on to chair that proper notice had been given.
- V. Approval of all committees
- VI. Credential committee verified that there are enough proxy and homeowners to have Quorum for meeting.
- VII. Approval of minutes for 2020 meeting
- VIII. Chairmen's report given discussion on renter issue, Covid , Management company. ACC issues.
- IX. Treasures report presented. Operating account balance is \$357,866 and Reserve account \$313,573.37. Delinquent accounts are a top priority. Continue to work with collections attorney. Thank you to all the members of the committee
- X. Approval of Chairmen's report and Treasure Passed
- XI. Recognition of all committee chairs, Daryl Ghoston Grounds, Tom Caldwell Clubhouse, David Alwardt ACC, Kim Klaus Finance, Shalmica Jackson Social, Mark Hall Recreation
- XII. Nomination and lection results confirmed by Election Committee Results as follows, Belmont Village Leo Peoples, Churchill Village David Alwardt, Fairfield Village Phyllis Russell-Smith, Fairmont Village Bill Klaus, Saratoga Village David Camarota. Congratulations.
- XIII. No new business to discuss
- XIV. Homeowners open form. Discussion on the rental issues in the neighborhood were brought up what was the board doing to help this issue. This is an ongoing issue and will require some changes in our indentures to

change, the board will continue to look at violations and write them up. Covid restrictions when will they be lifted and possible refund to homeowners. Homeowners would like to have more forms of dialog with the board. When will clubhouse reopen. Open invitation extended to any homeowner who would like to become a member of and committee.

XV. Adjourned

## 2021 Social Committee Annual Report

Over the last year, we have observed a significant increase in the level of community engagement amidst the pandemic, and we have successfully recruited 10 new committee members.

We have taken a more organized approach in planning our events by giving the committee members an opportunity to select which events they are most passionate about participating in and assigning routine tasks according to the member's availability (ie. Planning, Communication, Shopping, Setup/Cleanup). This type of structured approach has reduced event fatigue and allowed the committee members to donate their time most effectively.

We have tailored the event schedule to cater to each of the demographics within the community: children, teens, adults, and families. Also, improved advertising and communication about events has helped to increase turnout (large signs, eBlasts, NextDoor).

We prioritized the activities based on level of interest, novelty, and cost. Here is a summary of our planned and actual events for 2021:

| Month     | Event                             | Overview  |
|-----------|-----------------------------------|---|
| February  | Sweet With Heat Cookoff           | Cancelled due to COVID/ No access to clubhouse                            |
| April     | Easter Egg Hunt                   | Cancelled due to COVID/ No access to clubhouse                            |
| May       | Family Movie Night                | Upgraded event with new popcorn machine, projector, and inflatable screen |
| June      | Father's Day Fishing Derby        | Postponed due to pond issue   |
| July      | Splash Bash                       | 12% increase in attendance  |
| August    | Family Movie Night                | More than doubled the attendance  |
| September | Block Party                       | Scheduled for October 2 <sup>nd</sup>                                     |
| October   | Adult Game Night                  | Cancelled due to COVID/ No access to clubhouse                            |
| December  | Breakfast w/Santa & Holiday Party | Cancelled due to COVID/ No access to clubhouse                            |

We have recently formed a new Communications Sub-committee that will accomplish the following: creation of a charter, serve as the New Homeowner Welcoming Committee, implement the Best of Barrington Yard Program, update the website, and improve board and HOA communications with the community.

We believe that 2022 will be an even better year as we continue to host fun activities to foster camaraderie within our neighborhood. #LoveWhereYouLive

Respectfully submitted,  
Shalmica R Jackson, PhD  
Social Committee Chairperson

## Finance Committee Annual Report 2021

**Many Thanks to the Finance Committee Members David Alwardt, Cliff Bischoff, Tom Caldwell, David and Janet Camarota, Dr. Matt Fanegan, Darryl Ghoston, Bill Klaus and Leroy Gill**

2020 Taxes have been filed.

As of July 31, 2021 balance in the Operating Account is \$357,886.72 and \$313,573.37 in Reserve Accounts.

Delinquent accounts are still one of our top priorities.

A Collection process was implemented in 2018 which continues to be followed: Assessments are due March 1<sup>st</sup> and will be delinquent considered delinquent April 1<sup>st</sup>. \$25.00 late fee and 1% of outstanding assessment amount will be charged monthly. Additional fees will be charged for letters being sent. If account needs to be sent to the attorney, then \$100 fee will also be added to account. Once at the attorney their fees will be added.

In order to avoid additional charges, pay your assessments on time, there is an option to set-up a payment plan and start pre paying for the next year.

One of the toughest jobs is the budget which we work on with the committees in the fall and have it ready for board approval in November. The finance committee and the board has done a great job of being able to manage without an increase in assessments since 2005.

Finance Committee meets the 3<sup>rd</sup> Tuesday of each month

## 2021 Annual Meeting Finance Recap

|                                | Jan-Jul. 2021       | <i>2021 Budget</i>         | 2020 Actual         | <i>2020 Budget</i>         |
|--------------------------------|---------------------|----------------------------|---------------------|----------------------------|
| Assessments                    | \$440,400.00        | <i>\$440,400.00</i>        | \$439,663.92        | <i>\$440,400.00</i>        |
| Other Revenue                  | \$53,783.66         | <i>\$66,300.00</i>         | \$121,239.21        | <i>\$92,800.00</i>         |
| <b>Total Revenue</b>           | <b>\$494,183.66</b> | <b><i>\$506,700.00</i></b> | <b>\$560,903.13</b> | <b><i>\$533,200.00</i></b> |
| Administrative Expense         | \$56,863.10         | <i>\$102,400.00</i>        | \$136,312.83        | <i>\$114,560.00</i>        |
| Utilities Expense              | \$26,130.01         | <i>\$62,900.00</i>         | \$66,105.54         | <i>\$66,000.00</i>         |
| Insurance/Taxes                | \$14,942.00         | <i>\$25,000.00</i>         | \$20,757.48         | <i>\$25,000.00</i>         |
| Grounds Expense                | \$50,064.71         | <i>\$160,500.00</i>        | \$93,447.65         | <i>\$122,000.00</i>        |
| Clubhouse Expense              | \$28,937.69         | <i>\$67,900.00</i>         | \$50,237.79         | <i>\$67,900.00</i>         |
| Social Expense                 | \$481.18            | <i>\$4,550.00</i>          | \$3,557.26          | <i>\$7,550.00</i>          |
| Recreation Expense             | \$58,513.00         | <i>\$104,300.00</i>        | \$83,123.68         | <i>\$84,800.00</i>         |
| Reserve Projects               | \$4,724.65          |                            | \$245.00            | <i>\$41,000.00</i>         |
| <b>Total Expenses</b>          | <b>\$240,656.34</b> | <b><i>\$527,550.00</i></b> | <b>\$453,787.23</b> |                            |
| <b>Operating Net Income</b>    | <b>\$253,527.32</b> | <b><i>-\$20,850.00</i></b> | <b>\$107,115.90</b> |                            |
| Money Market Operating         | \$66,640.39         |                            | \$66,582.35         |                            |
| <b>Reserve Accounts</b>        |                     |                            |                     |                            |
| CD                             | \$106,414.43        |                            | \$104,410.93        |                            |
| CD                             | \$106,599.24        |                            | \$101,629.00        |                            |
| CD                             | \$40,000.00         |                            | \$50,000.00         |                            |
| Money Market                   | \$50,058.04         |                            | \$50,040.61         |                            |
| Savings                        | \$3,540.15          |                            | \$66,582.35         |                            |
| Checking                       | \$6,961.51          |                            |                     |                            |
| <b>Reserve Total</b>           | <b>\$313,573.37</b> |                            | <b>\$372,662.89</b> |                            |
| Recreation Reserve Project     |                     |                            |                     |                            |
| Grounds Reserve Project        | \$4,724.65          |                            | \$245.00            |                            |
| Clubhouse Reserve Project      |                     |                            |                     |                            |
| Administrative Reserve Project |                     |                            |                     |                            |
| <b>Reserve Project Total</b>   | <b>\$4,724.65</b>   |                            | <b>\$245.00</b>     |                            |

2021 Budget was approved in  
November 2020

Architectural Control Committee  
Annual Report to Homeowner's 2021

The Architectural Control Committee currently has 13 regular members. 9 of the members are currently Trustees and 4 are non trustee Homeowners. The committee meets the second Tuesday of each month at 7 pm. Monthly meeting attendance has been excellent.

The current members are: David Alwardt (Chair), Bill Klaus, Tom Caldwell, John Fallah, Mark Hall, Cliff Bischoff, Darryl Ghoston, Matthew Fanegan, Deborah Mango, David Camarota, Kenton Mershon, Dan DeLassuas and Stephen Sayer. Mr. Leroy Gill also attends most meetings.

The primary function of the committee is to review exterior modification requests to homeowner properties and to review the management company's monthly drive thru report. The committee then submits a recommendation to the Board of Trustees for approval. The Board of Trustees also receive a copy of the management company's drive thru report.

The committee and the Board of Trustees also communicate and seek the assistance of St Louis County to enforce their ordinances.

Minutes of each meeting are kept, emailed to the ACC members, the Board of Trustees and to the Barrington Office for filing.

Many other items have been discussed including rental properties, violation fines, violation fine forgiveness, the cost of administration of the warning process, and costs involved with maintaining an accurate list of persons living in rental units.

During our most recent meeting the committee met with an attorney to discuss amending our indentures. The purpose of amending the indentures would be to improve our standing and control of rental properties. The committee will be making a recommendation to the Board of Trustees this month.

Homeowners are always welcome to attend our meetings.

The Recreation Committee is responsible for the basketball, tennis and volleyball courts, playground, swimming pools and also the pool and table tennis tables and fitness equipment.

Since the last annual meeting, the committee has recommended and the board has approved the following:

- Replacing one of the main pool pumps.
- Install a new ladder in the wading pool.
- Approval of upcoming project to find and stop the main pool water leak.

The Recreation Committee welcomes all homeowners to join and/or attend our meetings. If interested, please email the clubhouse office at [barringtonclubhousemgr@yahoo.com](mailto:barringtonclubhousemgr@yahoo.com).