

Barbour Manor Homeowners Meeting
Monday, April 27, 2026
6:30 p.m.
Springdale Presbyterian Church

The Barbour Manor Homeowners Assn. President Maria Sorolis called the meeting to order at 6:30 p.m. Trustees included Craig Friedman, Bill Hellmueller, Debbie Wesslund, Maria and Cindy Schneider (Trustee at Large). Bill Shannon, our neighborhood and finance manager was also present. Sign-in sheet of attendees is attached.

Minutes of the last meeting were approved by unanimous consent.

Treasurers Report

As of April 27, BMHA has \$21,904 a checking account, and about \$78,400 in CDs, reported Bill Hellmueller.

Significant expenditures include irrigation system, streetlights, and snow management. There was discussion about off-duty police patrols. Most Attendees agreed that police presence was a good thing. Police are paid by the hour.

The total projected budget for the year going forward (9-16-2026 – 9-16-2027) is about \$103,000.

New Business

There was discussion about Waste Management accessing cul-de-sacs when cars are blocking the area, and that when a pickup is missed, residents should be reimbursed for expense.

We now have six rentals; the goal is zero. About \$80,000 has been collected for liens. Bill Shannon stays on top of invoices and liens.

Landscaping

We use Action Landscaping to manage out landscaping and lighting in the front of the neighborhood, and along the dip. From January to December 2026, we expect to pay \$10,620 for this service. This includes 30 mowings

of the island, the area along the dip (both sides), and spring cleaning and fertilizer application. Our public areas only have evergreen foliage; no seasonal plantings, which is a significant savings, while still having a nice appearance.

Attendees voiced appreciation for the winter road maintenance/snow removal.

Budget and Liens

There was a discussion of liens on some homes that significantly behind on neighborhood dues.

It was suggested by Treasurer Hellmueller that a dues increase may need to be voted on in the near future to keep up with neighborhood management. Our income is not keeping pace with expenditures.

Attendees discussed this issue, and it will need to be continued at future meetings. There would be a second meeting to vote on the proposal to increase dues to cover our costs, and only members in good standing would be eligible to vote.