



*Barrington Homeowners  
Association*

**Open Board Meeting**

*Barron's Pizza*

*January 20, 2026*

5:30 PM

**Barrington**  
**Board of Directors Meeting**  
**Barros**  
**January 20, 2026**  
**5:30 PM**

**AGENDA**

Community members are permitted to address the Board on agenda items after discussion by the Board and before the Board takes formal action on an agenda item, for up to 2 minutes per homeowner/unit per issue, pursuant to ARS §33-1248(A) / 33-1804(A).

**Negative comments directed at residents, board members, employees or managers of the Association or representatives will not be allowed.**

1. Meeting called to order:
  2. Establish Quorum:
  3. Approval of the December 2025 Meeting Minutes
  4. Approval of the December 2025 Financials:
  5. New Business:
    1. Asphalt project - On hold
    2. Gate company proposals – On hold
  6. Homeowner Forum:
  7. Meeting Adjournment:
    - a. Executive Session as per ARS §33-1804(A)(3)(4)(5)
3. Next meeting – April 14, 2026 Zoom

**Barrington**  
**Board of Directors Meeting**  
**December 1, 2025**  
**Zoom**  
**6:00 PM**

**MEETING CALLED TO ORDER:**

Meeting called to order at 6:00 pm. In attendance were; Kerry Slack and Dipen Patel  
Annette Copple represented Metro Property Services.

**ESTABLISH QUORUM:**

Quorum was established with 2 Board Members present.

**Homeowner Forum:**

Two owners attended

**APPROVAL MEETING MINUTES:**

The Board reviewed the September 2025 meeting Minutes. Dipen made a motion to approve Kerry seconded.

**APPROVAL OF THE FINANCIALS:**

The Board reviewed the October 2025 Financials, Kerry made a motion to approve Dipen seconded.

**NEW BUSINESS:**

- The asphalt project continues to be on hold
- The 2026 budget was approved with an increase to tree trimming and more money allocated to the street reserve. No increase to the 2026 assessments. Kerry made a motion to approve Dipen seconded
- The 2026 meeting dates will be Tuesdays and will be quarterly
- Gate company proposals are being reviewed

ADJOURNMENT: Meeting adjourned at 6:20 pm.

Meeting Minutes respectfully submitted by Annette Copple, Metro Property Services.

# Barrington

## Balance Sheet as of 12/31/2025

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Assets</b>			
01110 - Cash in Bank - Operating	\$34,859.86		\$34,859.86
01310 - Reserve		\$75,710.01	\$75,710.01
01311 - First Cit CD 1-8-26 3.9%		\$188,156.30	\$188,156.30
<b>Total Assets</b>	<b>\$34,859.86</b>	<b>\$263,866.31</b>	<b>\$298,726.17</b>
<b>Total Assets</b>	<b>\$34,859.86</b>	<b>\$263,866.31</b>	<b>\$298,726.17</b>
<b>Liabilities / Equity</b>			
<b>Liabilities &amp; Equity</b>			
02300 - Pre-Paid Assessments	\$10,248.00		\$10,248.00
02600 - Reserve Equity		\$171,866.31	\$171,866.31
02605 - Streets Reserve		\$92,000.00	\$92,000.00
02820 - Retained Earnings	\$19,732.73		\$19,732.73
02840 - Net Income	\$4,879.13		\$4,879.13
<b>Total Liabilities &amp; Equity</b>	<b>\$34,859.86</b>	<b>\$263,866.31</b>	<b>\$298,726.17</b>
<b>Total Liabilities / Equity</b>	<b>\$34,859.86</b>	<b>\$263,866.31</b>	<b>\$298,726.17</b>

# Barrington

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>INCOME</b>							
04100 - Assessments	12,527.00	12,922.00	(395.00)	155,336.00	155,064.00	272.00	155,064.00
04150 - Interest	1.55	-	1.55	17.81	-	17.81	-
04200 - Gate Openers	90.00	-	90.00	537.00	-	537.00	-
04500 - Late Fees	67.00	-	67.00	225.00	-	225.00	-
04600 - Liens	-	-	-	142.00	-	142.00	-
04602 - Working Capital	-	-	-	3,000.00	1,500.00	1,500.00	1,500.00
04603 - NSF Fees Income	-	-	-	30.00	-	30.00	-
04700 - Fines	99.00	-	99.00	753.36	-	753.36	-
<b>Total INCOME</b>	<b>12,784.55</b>	<b>12,922.00</b>	<b>(137.45)</b>	<b>160,041.17</b>	<b>156,564.00</b>	<b>3,477.17</b>	<b>156,564.00</b>
<b>Total Income</b>	<b>12,784.55</b>	<b>12,922.00</b>	<b>(137.45)</b>	<b>160,041.17</b>	<b>156,564.00</b>	<b>3,477.17</b>	<b>156,564.00</b>

### Operating Expense

#### LANDSCAPE GROUNDS

05505 - Monthly Landscape	2,068.00	2,068.00	-	24,775.00	24,816.00	41.00	24,816.00
05515 - Landscape Materials	75.00	-	(75.00)	299.00	-	(299.00)	-
05516 - Irrigation Repairs	50.00	500.00	450.00	6,669.00	6,000.00	(669.00)	6,000.00
05518 - Aerate	-	-	-	-	250.00	250.00	250.00
05520 - Plant/Tree Replacement	-	41.63	41.63	50.00	500.00	450.00	500.00
05521 - Tree Trimming	-	500.00	500.00	6,235.00	6,000.00	(235.00)	6,000.00
<b>Total LANDSCAPE GROUNDS</b>	<b>2,193.00</b>	<b>3,109.63</b>	<b>916.63</b>	<b>38,028.00</b>	<b>37,566.00</b>	<b>(462.00)</b>	<b>37,566.00</b>

#### MAINTENANCE

05535 - Backflow Testing	-	-	-	130.00	65.00	(65.00)	65.00
05537 - Street Sweeping	-	-	-	508.00	984.00	476.00	984.00
05538 - Pest Control	70.02	155.00	84.98	1,596.63	1,860.00	263.37	1,860.00
05539 - Gate PM	252.50	252.50	-	3,282.50	3,030.00	(252.50)	3,030.00
05541 - Gate Repairs	67.50	166.63	99.13	944.88	2,000.00	1,055.12	2,000.00
05542 - Playground Maintenance	-	20.00	20.00	-	240.00	240.00	240.00
05543 - Gate Remotes	-	29.13	29.13	772.23	350.00	(422.23)	350.00
05544 - General Maintenance	-	83.37	83.37	1,645.27	1,000.00	(645.27)	1,000.00
05644 - Parking Patrol	-	750.00	750.00	4,350.00	8,100.00	3,750.00	8,100.00
<b>Total MAINTENANCE</b>	<b>390.02</b>	<b>1,456.63</b>	<b>1,066.61</b>	<b>13,229.51</b>	<b>17,629.00</b>	<b>4,399.49</b>	<b>17,629.00</b>

#### UTILITIES

05705 - Electricity	1,956.68	1,125.00	(831.68)	12,312.73	13,500.00	1,187.27	13,500.00
05715 - Water	515.64	833.37	317.73	7,947.75	10,000.00	2,052.25	10,000.00
05720 - Telephone	58.84	58.37	(.47)	807.56	700.00	(107.56)	700.00
<b>Total UTILITIES</b>	<b>2,531.16</b>	<b>2,016.74</b>	<b>(514.42)</b>	<b>21,068.04</b>	<b>24,200.00</b>	<b>3,131.96</b>	<b>24,200.00</b>

#### ADMINISTRATION

05805 - Management	789.00	789.36	.36	9,468.00	9,472.32	4.32	9,472.32
05810 - Insurance	-	-	-	3,386.00	4,000.00	614.00	4,000.00

# Barrington

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
05812 - Taxes-Federal & State	-	-	-	2,016.00	300.00	(1,716.00)	300.00
05820 - Legal - Collections	-	-	-	2,064.29	-	(2,064.29)	-
05823 - Legal	-	58.37	58.37	994.00	700.00	(294.00)	700.00
05825 - Postage/Copies	264.56	208.37	(56.19)	2,863.28	2,500.00	(363.28)	2,500.00
05830 - NSF Checks	-	-	-	10.00	-	(10.00)	-
05831 - Property Taxes	-	141.63	141.63	845.34	1,700.00	854.66	1,700.00
05835 - Bank Charges	-	-	-	20.00	-	(20.00)	-
05836 - Audit/Tax Prep	-	-	-	750.00	750.00	-	750.00
05840 - Web Site	-	-	-	-	150.00	150.00	150.00
05863 - Community Events	-	166.63	166.63	23.58	2,000.00	1,976.42	2,000.00
<b>Total ADMINISTRATION</b>	<b>1,053.56</b>	<b>1,364.36</b>	<b>310.80</b>	<b>22,440.49</b>	<b>21,572.32</b>	<b>(868.17)</b>	<b>21,572.32</b>
<b>RESERVE CONTRIBUTION</b>							
09910 - Reserve Allocation	3,418.17	3,418.25	.08	45,817.36	41,019.00	(4,798.36)	41,019.00
09911 - Reserve Interest	-	-	-	2,810.59	-	(2,810.59)	-
09913 - Tx to Reserves	-	-	-	(2,810.59)	-	2,810.59	-
09915 - Streets Reserve	1,214.83	1,214.87	.04	14,578.64	14,578.00	(64)	14,578.00
<b>Total RESERVE CONTRIBUTION</b>	<b>4,633.00</b>	<b>4,633.12</b>	<b>.12</b>	<b>60,396.00</b>	<b>55,597.00</b>	<b>(4,799.00)</b>	<b>55,597.00</b>
<b>Total Expense</b>	<b>10,800.74</b>	<b>12,580.48</b>	<b>1,779.74</b>	<b>155,162.04</b>	<b>156,564.32</b>	<b>1,402.28</b>	<b>156,564.32</b>
<b>Operating Net Total</b>	<b>1,983.81</b>	<b>341.52</b>	<b>1,642.29</b>	<b>4,879.13</b>	<b>(.32)</b>	<b>4,879.45</b>	<b>(.32)</b>
<b>Net Total</b>	<b>1,983.81</b>	<b>341.52</b>	<b>1,642.29</b>	<b>4,879.13</b>	<b>(.32)</b>	<b>4,879.45</b>	<b>(.32)</b>