

BARRON SQUARE HOMEOWNERS ASSOCIATION

Minutes of the Board of Directors Meeting

February 18, 2009

ORDER

The Barron Square Board of Directors Meeting was called to order by President Marla Degner at 7:11pm at the Clubhouse. Board members also in attendance were Joel Davidson, Chris Grillone, John Morrissey and Perky Perkins. Also attending was Deborah McGraw representing PML Management Corporation.

HOMEOWNER FORUM

Chris Grillone, owner of 516 Thain asked if the monument would be repainted during the current painting project. Since the monument painting is not included in the current painting specifications Marla Degner offered to follow up on this item.

AGENDA/CALENDAR REVIEW

The Board reviewed the Agenda and Calendar. Perky Perkins asked to move the roster updates to March and September in order to notify the owners of the updates in the previous newsletter. The Board agreed.

APPROVAL OF PREVIOUS MEETING MINUTES

On a motion duly made by Perky Perkins and seconded by Joel Davidson, the Minutes of the January 21, 2009, Board of Directors Meeting were approved as amended with Marla Degner abstaining from the vote. On a motion duly made by Joel Davidson and seconded by John Morrissey, the Minutes of the January 21, 2009, Board of Directors Executive Session were approved as submitted with Marla Degner abstaining from the vote. On a motion duly made by Marla Degner and seconded by Perky Perkins, the Minutes of the November 24, 2008, Board of Directors Emergency Budget Meeting were approved as submitted with Chris Grillone abstaining from the vote.

REPORTS

- **President** – No report.
- **Treasurer** – Treasurer, Chris Grillone, reviewed the summary of the financial statement for the period ending 1/31/09 as follows:

	Month	Y-T-D	Budget	Variance
Total Revenue	39,161	39,161	39,911	(750)
Total Maint. & Repairs	6,043	6,043	7,926	(1,883)
Total Utilities	4,105	4,105	2,924	1,181
Total Admin. Expenses	3,673	3,673	8,567	(4,894)
Total Reserve Expenses	26,453	26,453	23,654	2,799
Total Assets		1,055,197		
Total Liabilities		50,564		
Total Fund Balances		1,004,634		

Chris stated that he is concerned about the \$44,336.00 deficit projected for the end of the year. Marla Degner stated that the projection is fairly accurate considering the Association is scheduled to spend more reserve money than they will receive in revenue.

- **Manager** – The Board reviewed the manager's report presented at the meeting.

Architectural & Grounds:

Architectural – PML stated that the owner of 4104 Thain has confirmed, via voice mail, that the exterior AC unit has been removed.

Grounds – PML reported that they are working with Draeger Construction to remove and replace the lifted concrete at the entrance to 4135 and 4137 Thain.

Landscaping: PML stated that the landscape walk scheduled for January 27th was cancelled due to weather and reported that the next walkthrough is scheduled for February 24th. Currently, Loral Tree Service is pruning various trees throughout the site based on their approved proposal.

Pool & Recreation – PML then reported that the pool deck replacement has been completed by JD Builders and that they will return to sand down the handrails when the weather is better and the handrails have dried out.

Adjacent Properties – Perky Perkins reported that there is a new lieutenant on the PAPD who she is in contact with about the noise issue. It was also noted that another Barron Park association is complaining to the PAPD about excessive noise from the Bar on El Camino Way.

Emergency Preparedness Committee – Joel Davidson reported that there will not be a meeting originally planned for February and that it will be scheduled for March.

Project Review Committee – PML will provide company reference information for the proposed garage door replacement to Joel Davidson upon receipt.

UNFINISHED BUSINESS

10.2.07 Fine Structure – John Morrissey provided a sample fine structure from another HOA for Marla and Perky to review.

5.1 CC&R Amendment (Rental Restriction) – Marla Degner stated that she has not been able to follow up with Hanna and van Atta regarding the possible changes to the proposed amendment's wording due to her recent surgery. After some discussion, it was agreed to use the existing amendment to present to the membership for approval at the next Annual Meeting.

11.1 Comcast Services Agreement – PML presented email correspondence where Randy Johnson, answered the Board's various questions posed at the January meeting. After some discussion a motion was made by Marla Degner, seconded by Perky Perkins, and approved with a vote of 3 in favor, Chris Grillone opposed and Joel Davidson abstaining from the vote. PML also reported that they have contacted Ralph Allen, referred by Kay Sheldon, in order to determine the cost to remove the master TV antenna and related equipment.

NEW BUSINESS

2.1 Association Newsletter – Marla Degner stated that the newsletter will be completed by Monday, 2/23 in order to be included in the March dues statements and mailed separately to all tenants.

2.2 Owner Listing for Binders – See Calendar Review.

2.3 Gutter Cleaning – PML stated that the second gutter cleaning is scheduled for Thursday, February 19th.

2.4 Asphalt Re-sealing – PML stated that they will be contacting various vendors in order to provide a bid to repair, reseal and restripe the asphalt driveways throughout the site to be completed in late Summer.

2.5 Garage Door Replacement – PML reported that they have requested Draeger to provide a cost to repair all the existing garage doors as built and also to provide a count of doors which need repairs in order to determine the overall cost. PML will also contact at least 3 garage door vendors to determine the cost to replace the existing doors with roll-up vinyl doors.

PENDING ITEMS

- *The Well* – Perky Perkins provided a projected capital cost and estimated recovery cost received from Milo Gwosden, which the Board reviewed. The Board voiced a concern about possible earthquake damage and asked PML to contact the association's earthquake insurance company to determine if there would be coverage. Marla Degner put the issue of the well production to a straw vote, in which all board members voted in favor. PML was requested to determine, according to the governing documents, if the entire membership would need to vote on spending money for the cost of implementing this capital improvement. The board agreed to have PML contact Milo Gwosden in order to determine the specifications necessary to go out to bid.

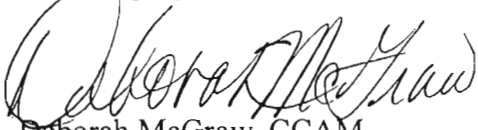
- *Structural Repairs, Painting and Wood Shingle Maintenance* – The Board reviewed the 2/18/09 Construction meeting report as submitted by PML. PML also reported that as of today a total of \$20,747.76 has been spent on change orders for work not originally included in the specifications. Marla Degner requested that a summary of change orders be included in the next manager's report at the March meeting. It was agreed, once the master antenna and related wiring was removed, that the small utility closet on the side of building 7 would be removed and regular siding installed in its place.
- *Pool Deck Replacement* – See pool and recreation report.
- *2008 Audit and Tax Preparation* – Pending completion by Levy.
- *4135/37 Thain Concrete Work* – Pending completion. PML is working with Draeger Construction to remove and replace the lifted concrete.

ADJOURNMENT & ANNOUNCEMENTS

The next regular Board of Directors Meeting was scheduled for Wednesday, March 18, 2009, at 7:00pm in the Clubhouse. Joel Davidson recognized two citizens who clean up El Camino and all of Barron Park on their own. Joel also notified the Board of an important meeting scheduled for 2/26/09 regarding the proposed high speed rail construction. There being no additional business before the Board, the Meeting was adjourned at 10:0 pm.

Minutes prepared by:

Attested:



Deborah McGraw, CCAM
PML Management Corporation



Perky Perkins
Secretary