

BARRON SQUARE HOMEOWNERS ASSOCIATION
Minutes of the Annual Meeting of Members
Wednesday, April 28, 2010

CALL TO ORDER & INTRODUCTIONS

The Annual Meeting of Members, which was held in the Association Clubhouse, was called to order at 7:05pm. Board members in attendance were Joel Davidson, Chris Grillone, E. Perky Perkins, and John Morrissey. Marla Degner was absent. Deborah McGraw represented PML Management Corporation.

Acting Vice-President John Morrissey welcomed all members and introduced the current Board members. The owners in attendance were asked to give their names and addresses.

CONFIRMATION OF QUORUM

A quorum of members was confirmed by PML Management.

APPROVAL OF 2009 ANNUAL MEETING MINUTES

On a motion duly made by Ree Dufresne, and seconded by Milo Gwosden, the Minutes of the 2009 Annual Meeting held on April 15, 2009, were unanimously approved as submitted.

ELECTION OF THREE (3) DIRECTORS

John Morrissey stated that PML Management would perform the duties as the election official. John then announced that there are three openings on the Board of Directors, and that the following homeowners have agreed to run as candidates: Brooke Bailey, Chris Grillone, and Perky Perkins. He then asked if there were any nominations from the floor. Since there was none, a motion was made by Maury Greene, seconded by Ree Dufresne, and unanimously approved to close the floor for nominations. Deborah McGraw, with the help of Kathy Riley and Gaye Courtney left to count the ballots.

TAX REDUCTION RESOLUTION

John Morrissey briefly explained the resolution which, in accordance with IRS Rev. Rules 70-604, must annually be adopted by the ownership.

PRESIDENT'S REPORT

John Morrissey discussed the projects completed last year including the large dry-rot/repainting project with Draeger Construction, the start-up of the Well, and the passage of an updated Fine Schedule which was submitted to all owners and residents. He then discussed the Board's upcoming projects for 2010 which included asphalt repairs/resealing, garage door repairs/replacement, window replacements, painting of the red curb on Thain, and Comcast re-wiring project.

Perky Perkins introduce and thanked Debbie McGraw from PML for all her services to the community, and for the great job as project manager for the 5 month Draeger project. She then went on to thank the following volunteers:

- Joel Davidson for his help with walk-around checks
- Mike Bruss and Laszlo Tokes, our Lamplighters
- Marion MacGillivray for her time-consuming service with Board member Joel Davidson on the Landscape Committee
- Ruth Lowy and Laszlo Tokes for their many years of overseeing the pool opening and closings and general oversight
- Ruth Lowy for working with Board President Marla Degner on getting out our quarterly Newsletter, of which Ruth has been the rock of this task for many, many years
- The Volunteer Building Captains under the leadership of Joel Davidson as follows: Maury Green (bldg 1), Margaret Ledford and Sue Griswold (bldg 2), Brad Morrey (bldg 3), Vickie Martin (bldg 4), Steve Degner (bldg 5), Milo

Gwosden (bldg 6), Frederic Garderes (bldg 7), Gary Dufresne (bldg 8), Joel Davidson (bldg 9), Mike Bruss (bldg 10), Dave Darling (bldg 11), and Laszlo Tokes (bldg 12).

- Maury & Giselle Green for stepping up as Block Coordinators for Emergency Preparedness, and Joel Davidson for being the Neighborhood Coordinator for Thain Way
- Volunteers working with Board member Perky Perkins who made our Annual Social a great event: Carla and Milo Gwosden, Marion MacGillivray, Karen and Mike Wirth, and Mirko Spasojevic for his help with the heavy lifting!
- Gaye Courtney for stepping up to update the community suggestions for vendors
- Steve Degner for sharing his wonderful photography to enhance the beauty of our clubhouse
- Joel Davidson - for his 4 year service on the Board and also his continued efforts on both the Landscape and Emergency Preparedness Committees

TREASURER'S REPORT

Treasurer Chris Grillone stated that the current reserves are in a healthy position, that there was a minimal increase in the annual dues, and that at the next Budget discussions the Board intends to keep the operating expense increase minimal, and will propose increasing the reserve revenue to build up the association's reserve fund.

LANDSCAPE COMMITTEE REPORT

Chairman Joel Davidson stated that the Committee has recently asked Loral Landscaping to add soil over tree roots to protect them. He then stated that the Committee will be reviewing a bid from Loral Tree Service for various large tree pruning requirements and that they have met with McClennahan Tree Service to review the continual problems with the Oak trees leaking a black substance. Joel ended the discussion by stating that the Committee will continue to discuss replacing various areas of lawns with drought tolerant native plants.

EMERGENCY PREPAREDNESS COMMITTEE REPORT

Joel Davidson reported that the Committee continues to meet with the Barron Park Association to obtain additional information and that the cul-de-sac and clubhouse have been designated as locations to meet during an emergency.

HOMEOWNERS' FORUM

Homeowners present discussed many items brought to their attention during course of the meeting including the possibility of starting an association website.

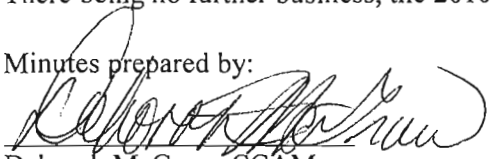
RESULTS OF BALLOTING

Deborah McGraw stated that the Tax Reduction Resolution passed by a unanimous vote and that owner Margaret Mahoney was noted as a write in candidate. Since Ms. Mahoney was not present to accept the nomination a motion was duly made by Chris Witzel, and seconded by Ruth Lowy, to accept the slate of candidates by acclamation. The vote was unanimously passed by all in attendance. Therefore Brooke Bailey, Chris Grillone, and E. Perky Perkins were each elected to two year terms.

ADJOURNMENT

There being no further business, the 2010 Annual Meeting of Members was adjourned at 8:47pm.

Minutes prepared by:


Deborah McGraw, CCAM
PML Management Corporation

Attested:

E. Perky Perkins
Secretary

BARRON SQUARE HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Executive Session Meeting
April 28, 2010

ORDER

The Executive Session was called to order by John Morrissey immediately following the Annual Meeting of Members at 8:50pm. Members in attendance were Brooke Bailey, Chris Grillone, and E. Perky Perkins. Marla Degner was absent. Also attending was Deborah McGraw of PML Management.

PURPOSE

The purpose of the meeting was to elect officers of the Corporation. After some discussion a motion was duly made by Perky Perkins, seconded by Chris Grillone, and unanimously approved to elect the following officers:

PRESIDENT	Marla Degner
VICE-PRESIDENT	John Morrissey
SECRETARY	E. Perky Perkins
TRESURER	Chris Grillone
DIRECTOR AT LARGE	Brooke Bailey

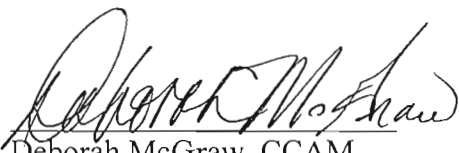
Brooke Bailey also agreed to be the Landscape liaison and Perky Perkins as the Emergency Preparedness liaison. It was noted that Joel Davidson has agreed to be a volunteer on the Landscape Committee and Emergency Preparedness Committee.

ADJOURNMENT

There being no other business to come before the Board, the Meeting was adjourned at 8:53pm.

Minutes prepared by:

Attested:



Deborah McGraw, CCAM
PML Management Corporation

E. Perky Perkins
Secretary