

**BARRON SQUARE HOMEOWNERS ASSOCIATION**  
 Minutes of the Board of Directors Meeting  
 July 14, 2010

**ORDER**

The Barron Square Board of Directors Meeting was called to order by President Marla Degner at 7:05pm at the Clubhouse. Board members also in attendance were Brooke Bailey, Chris Grillone, John Morrissey, and E. Perky Perkins. Also attending was Deborah McGraw of PML Management.

**HOMEOWNER FORUM**

Homeowner Laszlo Tokes attended the meeting to state that the pool is now being heated by solar and up to a temperature of 86F, that some pool keys aren't working very well to the clubhouse, and in his opinion the tennis court does not need to be resurfaced. He also reported that there has been a lot of light bulb replacements and he will be ordering new bulbs soon.

Marla Degner reported that her garbage can appears to be missing.

**AGENDA/CALENDAR REVIEW**

The Board reviewed the Agenda and Calendar and agreed to move the Insurance Review from July to October.

**APPROVAL OF PREVIOUS MEETING MINUTES**

On a motion duly made by Marla Degner and seconded by John Morrissey, the Minutes of the June 16, 2010, Board of Directors meeting were unanimously approved, as submitted.

**REPORTS**

**Treasurer** – Treasurer Chris Grillone reviewed the financial statement for the period ending 5/31/10 as follows:

	Month	Y-T-D	Budget	Variance
Total Revenue	40,904	203,008	201,305	1,703
Total Maint. & Repairs	9,803	40,370	40,165	205
Total Utilities	3,242	10,382	15,875	(5,493)
Total Admin. Expenses	8,724	40,037	42,495	(2,458)
Total Reserve Expenses	428	11,904	54,650	(42,746)
Total Assets		924,799		
Total Liabilities		12,381		
Total Fund Balances		912,418	1,018,070	est yr end

Chris Grillone stated that the \$50,000 CD due on June 28, 2010 will be rolled into the Association's Merrill Lynch money market account.

**Architectural & Grounds:**

**Architectural** – no report.

**Grounds** – The Board reviewed the notes from the structural walkthrough performed on 7/9/10. Marla Degner reported that both she and Joe D'Agostino felt that other than some missing tiles, the complex looked good. Deborah McGraw stated that Adary Electric has supplied a proposal to move the light controller box from the utility closet at 522 Thain to an exterior wall at a cost of \$2,250 and that competitive bids have been requested from LaGrone Electric and Modern Electric. On a motion duly made by Perky Perkins and seconded by Chris Grillone, the Board unanimously approved to have Adary Electric complete the work unless a lower bid is received.

**Landscaping:** The Board reviewed the notes from the June 23<sup>rd</sup> walkthrough and the related proposal from Loral for various plant installations which had been approved at a cost of \$187.50. On a motion duly made

by Chris Grillone and seconded by Marla Degner, the Board unanimously approved the planting of a 15 gal. Chinese elm tree next to 553 Thain at a cost of \$155. On a motion duly made by Perky Perkins and seconded by Brooke Bailey, the Board unanimously approved to have Loral Landscaping replace the lawn between 551/531 Thain with no mow fescue at a cost of \$1,149. Deborah also stated that the tree pruning has been completed throughout the site, however the removal of the Carob tree at 4122 Thain has been postponed due to resident concern. After further discussion the Board agreed to have the tree pruned instead of removing it.

**Pool & Recreation** – Deborah McGraw stated that an advisory notice will be submitted to Marla Degner for review before mailing to all residents and non-resident owners. There was a discussion where it was suggested to supply a pool pass to residents to use at the pool which would identify the resident. Those not in possession of a pool pass would be asked to leave the pool area. Deborah McGraw was requested to find out if there are any security companies who would be on call to respond to issues at the pool when residents use the pool after hours or do not have a pool pass.

**Adjacent Properties** – No report.

## **UNFINISHED BUSINESS**

**3.1 Window Replacement** – The Board discussed the possibility of replacing the weather stripping which is starting to deteriorate on the windows and asked if Medallion could provide a replacement cost on a per window basis and if the vinyl involved with the retrofit could be replaced on the interior only, keeping the existing frame on the exterior of the building. They also asked if Medallion has done this type of window retrofit at any other associations. There was a discussion on how the association will pay for the window retrofit since the current reserve study only has a window repair allowance built in.

**5.1 Roof Inspection (flat and slope roofs)** – Pending receipt of additional bids.

**5.2 Asphalt repair/slurry sealing** – The Board reviewed bids received from the following vendors, all with a 3 year warranties, for Asphalt sealcoating/stripping, concrete repairs and painting of the red curbs:

(Asphalt/Concrete/Red Curbs)  
Black Diamond \$24,072  
Pacific Surfacing \$24,659/26659  
CalVac \$28,950

After some discussion, a motion was made by Chris Grillone to accept the bid from CalVac if they will bring their bid to \$25,000. The motion was seconded by Marla Degner and unanimously approved by the Board. Chris Grillone made a second motion to approve of Black Diamond if CalVac does not reduce their bid price. Perky Perkins seconded the motion which was unanimously approved by the Board.

**5.3 Concrete repairs (remove/replace)** – Refer to Unfinished Business item 5.2.

**5.4 Tennis Court Resurfacing/Repainting** – The Board reviewed bids received from the following vendors for resurfacing the tennis court:

Black Diamond \$8727  
National Surfacing \$7,200  
Saviano Company \$5,300

After some discussion, a motion was made by Chris Grillone to approve of Saviano, seconded by Marla Degner and unanimously approved by the Board. Deborah McGraw was requested to ask Saviano if they have a standard sign notifying residents that the tennis court is not to be used as a playing surface for anything other than tennis court.

**5.5 Arborist Tree Report** – The Board reviewed a bid from Loral Landscaping to update the tree report previously provided by Roy Leggit at cost of \$2192. On a motion duly made by Marla Degner and seconded by Perky Perkins, the Board unanimously approved of the proposal from Loral.

**6.1 HOA website** – No report.

**NEW BUSINESS**

**7.1 Gutter Cleaning** – Deborah McGraw stated that bids will be requested for service to in November 2010 and February 2011.

**7.2 Insurance Review** – The Board agreed to table this item to the October 2010 Board meeting.

**PENDING ITEMS**

**Red Curbs** – Refer to Unfinished Business item 5.2.

**The Well** – Deborah McGraw stated that Loral Landscaping’s irrigation tech was on site today to flush the well as requested by Abel Espinosa. However, the tech stated that the well appears to be under repair, so they weren’t able to flush it. Loral is currently using 1 out of 4 points of connection to city water while the well is down. Unfortunately, there is not enough pressure to run multiple irrigation controllers with 1 point of connection. Deborah stated that she will contact Abel to meet with him and Loral Landscaping at the well so we can resolve the problem with the sand/silt filters.

**Comcast Re-wiring project** – Pending trenching site inspection with contractors on 7/15/10.

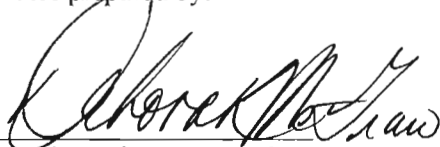
**CORRESPONDENCE REVIEW**

There was no additional correspondence to review.

**ADJOURNMENT & ANNOUNCEMENTS**

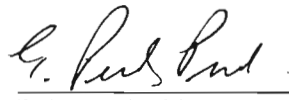
The next regular Board of Directors meeting was scheduled for Tuesday, August 24, 2010 at 7pm in the Association’s Clubhouse. There being no other business to come before the Board, the Meeting was adjourned at 9:53 pm.

Minutes prepared by:



Deborah McGraw, CCAM  
PML Management Corporation

Attested:



E. Perky Perkins  
Secretary