

BARRON SQUARE HOMEOWNERS ASSOCIATION
 Minutes of the Board of Directors Meeting
 August 17, 2011

ORDER

The Barron Square Board of Directors Meeting was called to order by President Maurice Green 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 and various owners.

AGENDA/CALENDAR REVIEW

The Board reviewed the Agenda and Calendar. It was agreed to move item 6.1 HOA Website for discussion after Pending Items.

HOMEOWNER FORUM

The owners of 4141 Thain attended the meeting to discuss their architectural request to install a garage attic fan. They provided pictures of the proposed fan requesting installation at the peak of the roof facing the street with a vent to be installed on the side of the building. Ed Miszkiewicz stated that he would be the one installing the devices, the structural integrity of the building would stay intact, and he would seal around the exterior at the siding penetrations. The Board agreed to take their request into consideration for further discussion later in the meeting.

Maurice Green asked why the solar is turned off in October if the weather is still nice. Since the other Board members were not sure of the reason, Maurice agreed to speak with Laszlo Tokes regarding the pool heat.

Ruth Lowy (551 Thain) asked about the status of rezoning the adjacent property. Maurice Green stated that nothing has changed. Ruth also stated that Dave Darling would like to serve on the Adjacent Property Committee.

APPROVAL OF PREVIOUS MEETING MINUTES

On a motion duly made by Brooke Bailey and seconded by John Morrissey, the Minutes of the July 20, 2011, Board of Directors Meeting, were unanimously approved, as corrected.

REVIEW ACTION LIST

The Board reviewed the action list and updated some of the content.

REPORTS

Treasurer – Deborah McGraw presented a summary of the July 2011 financial statement as follows:

	Month	Y-T-D	Budget	Variance
Total Revenue	40,472	283,584	284,550	(966)
Total Maint. & Repairs	6,910	51,677	51,380	297
Total Utilities	4,492	14,129	18,438	(4,310)
Total Admin. Expenses	6,807	59,023	65,681	(6,658)
Total Reserve Expenses	1,336	31,007	129,059	(98,052)
Total Assets		1,104,118		
Total Liabilities		4,883		
Total Fund Balances		1,099,235	1,018,070	est yr end

Chris Grillone stated that he has contacted Merrill Lynch and Bank of America regarding the Association's CDs which are coming due and that he is looking into other investment options other than CDs.

Architectural – The Board reviewed an Architectural request submitted by 4110 Thain to install a dish antenna. Chris Grillone made a motion to approve the request provided that the dish is installed at location #3 on their map in a fashion that will not penetrate the roof surface and all cables will be put into conduit to match the building color. The motion was seconded by Perky Perkins and unanimously approved by the Board.

The Board then discussed the request from 4141 Thain to install an attic fan in their garage. After some discussion the Board asked Deborah McGraw to contact the owners and advise them of the following:

- A licensed contractor will be required to perform the installation.
- Would they be able to bring the fan to the next Board meeting so Board can see how loud it will be?
- Are they going to plug it into an existing outlet, or hard wire it?
- The Board would like to see the specifications for the unit they are considering. Maury mentioned the Board wanted to know the tones or decibel levels.

Landscaping – Deborah McGraw stated that the next landscape walkthrough for August and September will be performed on 8/26/11. S.P. McClenahan Co. has pruned the Oak tree in front of 4126 Thain for building/car clearance as well as to remove various limbs infected with acorn weevil at a cost of \$410. The Board then reviewed a revised proposal provided by Loral Landscaping for the tree pruning for better light in the pool and in the backyard of 551 Thain. Deborah McGraw was requested to contact the owners of 553 Thain to see if they desire more light to their balcony since they live above 551 Thain. Perky Perkins requested that the Board receive some information on the problems with the well water feed; specifically if different sections could be done on different days. The Board also would like information from Loral as to why so many sprinkler heads need replacing, and if there was anything we could do to mitigate that.

Grounds – no report.

Lights – No report.

Garage Doors – No report.

Pool & Recreation – Deborah McGraw presented a proposal from Modern Electric to move the light switch from inside to outside the sauna at a cost not to exceed \$365. On a motion duly made by Perky Perkins and seconded by Maurice Green, the proposal was unanimously approved by the Board.

Adjacent Properties – Maurice Green reported that there have been no new developments with the adjacent property requesting permission for rezoning. Maurice explained that he has researched the Association's files and found information to be reviewed by the Committee.

UNFINISHED BUSINESS

5.1 Window Replacement – No report.

6.1 HOA website – Maurice Green provided a detailed presentation of the proposed website which is still under construction.

5.1 502 Thain – Interior Remodeling – No report.

5.2 555 Thain – Water Damages – Deborah McGraw stated that she will contact the owner's insurance agent to explain that the plumbing lines exposed underneath the kitchen sink are not the association's responsibility to maintain and therefore the invoice from Service Master should be covered under the owner's insurance policy.

NEW BUSINESS

8.1 2012 Draft Budget – Deborah McGraw stated that when the reserve study is completed the draft budget will be prepared.

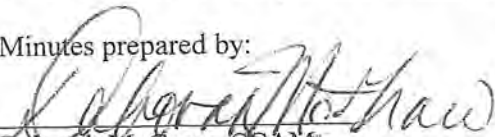
PENDING ITEMS

- **Comcast Services Agreement (Re-wiring project)** – No report.
- **550 Thain roof repairs** – No report.
- **2011 Reserve Study** – Pending completion by Reserve Analysis Consulting.
- **Gutter Cleaning** – Deborah McGraw stated that Professional Gutter has confirmed that they will keep their price the same as last year. A proposal has been signed and sent to them so they can schedule the first cleaning in the first week of November 2011 and the second cleaning will be completed in the first week of February 2012.

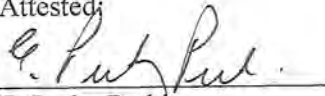
ADJOURNMENT & ANNOUNCEMENTS

The next regular Board of Directors meeting was scheduled for 7pm on September 21, 2011, in the Association's Clubhouse. There being no other business to come before the Board, the Meeting was adjourned at 9:30pm.

Minutes prepared by:


Deborah McGraw, CCAM
PML Management Corporation

Attested:


E. Perky Perkins
Secretary