

**BARRON SQUARE HOMEOWNERS ASSOCIATION**  
Minutes of the Board of Directors Meeting  
December 15, 2011

**ORDER**

The Barron Square Board of Directors Meeting was called to order by President Maurice Green at 7:04pm at the Association's Clubhouse. Board members also in attendance were Brooke Bailey, John Morrissey, and E. Perky Perkins. Board Member, Chris Grillone, was absent.

**PURPOSE OF MEETING: Counting Ballots for CC&R amendment to Sections 5.11 and 6.10 of the CC&Rs of the BSHOA**

The amendment was approved by a majority of the Association members.

**ARCHITECTURAL REQUESTS**

Architectural requests for 4150 and 4170 windows and doors were approved (with BSHOA requirements) had previously been approved by unanimous vote by email.

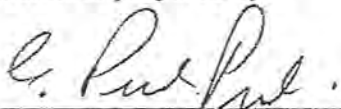
**4012 DRAEGER CONTRACT**

It was brought to the Board's attention that there is dry rot on the balcony deck railing to unit 4112 Thain. Upon investigation by Draeger Construction, it was determined that the balcony railings and sub-fascia behind the railings are in need of replacement. Draeger has stated that this is possibly due to an air conditioning unit placed over the tiled balcony surface or the tile surface, itself. The Board then reviewed a proposal from Draeger Construction for repairs to the balcony railing and sub-fascia behind the railings at a cost of \$3,256.50. An option was also provided to remove and replace the soffit siding to investigate the extent of possible damages to the deck framing at a cost of \$1331.89. After some discussion, a motion was made by E. Perky Perkins, seconded by Maurice Green, and passed unanimously by the Board to perform the inspection to the soffit first, and if no further structural damages were discovered, Draeger would proceed with the repairs to the railings and fascia. However, if structural damage is discovered, Draeger must submit a new bid for repair. It was also suggested that Draeger inspect the other 4012 decks to see if they also contain tile over the concrete.

**ADJOURNMENT**

The next regular Board of Directors meeting is scheduled for January 18, 2012, in the Association's Clubhouse. There being no other business to come before the Board, the Meeting was adjourned at 7:47pm.

Minutes prepared by:



E. Perky Perkins  
Secretary