

BARRON SQUARE HOMEOWNERS ASSOCIATION
Minutes of the Annual Meeting of Members
Wednesday, April 17, 2013

CALL TO ORDER & INTRODUCTIONS

The Annual Meeting of Members, which was held in the Association Clubhouse, was called to order by President Maurice Green at 7:02pm. President Maurice Green welcomed all members and introduced the current Board members. The owners in attendance were also asked to introduce themselves. Deborah McGraw introduced herself as account representative from PML Management Corporation.

CONFIRMATION OF QUORUM

A quorum of members was confirmed by PML Management.

APPROVAL OF 2012 ANNUAL MEETING MINUTES

On a motion duly made by Ree Dufresne and seconded by Laszlo Tokes, the 2012 Annual Meeting Minutes were unanimously approved by the membership, as submitted.

GUEST SPEAKER

Eva Martin-Long, account representative from State Farm Insurance, discussed the association's current insurance coverage and participated in a brief Q & A with the members in attendance.

ELECTION OF TWO (2) DIRECTORS

Maurice Green announced that there were two openings on the Board of Directors, and that the following homeowners have agreed to run as candidates: Maurice Green and John Morrissey. Maurice Green then asked the members in attendance if there were any nominations for candidacy from the floor. Since there were none, a motion was made by Chris Witzel, seconded by Milo Gwosden, and unanimously approved by the membership to close the nominations from the floor.

TAX REDUCTION RESOLUTION

Deborah McGraw briefly explained the following resolution which, in accordance with IRS Rev. Rules 70-604, must annually be adopted by the ownership:

WHEREAS the Barron Square Homeowners Association is a California corporation duly organized and existing under the laws of the State of California; and,

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Barron Square Homeowners Association:

RESOLVED, that any excess of membership income over membership expenses, for the year ended December 31, 2012, as defined in IRC Sec. 277, shall be transferred to Replacement Reserves, as provided by IRS Revenue Ruling 70-604.

At this time, homeowners Ree Dufresne, Chris Witzel, and Kathy Riley left the room to count the ballots.

PRESIDENT'S REPORT

President Maurice Green reported on the following:

1. Reminded people to submit an Architectural Request when planning on replacing windows to dual-pane windows
2. Board/committee is currently working on updating external lighting
3. The Board has engaged with a reliable vendor to perform ongoing repairs to the garage doors. The owner will be notified by PML Management if the door is found to be misaligned or damaged. Reminded owners that the Association is not responsible for the electronic garage door openers. If, after the door repairs have been completed, the openers do not work, the homeowner will be responsible for its replacement.

4. The complimentary Comcast re-wiring has finally been completed. All related Panduit's have been painted to match the building where they are located. Maury explained that he will be doing research with Comcast to ascertain what is involved in adding new cable outlets in units as necessary.
5. The interior remodeling to 502 Thain has been completed at the city of Palo Alto's expense and should be able to be shown for sale very soon.
6. The Board is still in the process of determining the return on investment for putting the Well into production.
7. Water shut-off valves are starting to fail due to age and will be replaced as necessary.
8. The gas lines in one of the buildings were replaced, due to potential leaks. Additional shut-off valves were installed at the same time.
9. Roof tiles – since the product is no longer made, Perky and Laszlo were able to find suitable shingles for replacement.
10. Website – people are encouraged and invited to visit and join the Barron Square website at <http://BarronSquare.org>. Even though the site is open to the public, there is also a private side for all confidential information, which includes Board meeting minutes, pictures, and financial information, as well as an open forum for discussions.
11. Sidewalks – There are three areas on site where the sidewalks will need to be removed and replaced. Board is currently waiting for bid responses before the work can be completed. Maurice reminded the members that the some of the sidewalks located on Thain Way are the responsibility of the city of Palo Alto to maintain.
12. Recently, the Board held an Exec Session that included some of the people from the Barron Square community who have been involved with the potential redevelopment for the vacant lot at 4146 El Camino. The developer's architect presented suggestions for development, none of which can be completed until various City approvals are received.

TREASURER'S REPORT

Treasurer Chris Grillone reminded the community that the Board works for the good of the entire association and keeps that in account when spending the Association's money. He explained that dues increases are not something that everyone likes, but it's necessary in order to keep the association's funds adequate to maintain the property. He reminded the homeowners that the cost of maintenance goes up every year, but at the same time, the Board does its diligence in trying to cut expenses whenever possible. Unfortunately interest rates are very low, and the association's reserve is about 55% as of this year. He concluded by mentioning that the reserve study states that a re-roofing project will be due in the next few years, which will lower the reserve account funding level.

LANDSCAPE COMMITTEE REPORT

Chairman Brooke Bailey

Brooke Baily first thanked the committee, including Deborah McGraw (PML), Howard Wheeler (Loral) and Marion MacGillivray for their consistent monthly walk-arounds to keep track of landscaping issues. She explained the Association's funds have been spent on replacing older plant material. And, at the request of a concerned owner, new Italian Cypress trees were installed along the fence by Bldg. 10, at back of Zen Hotel, to help hide the Zen's roof and related components, which were ultimately paid for by the concerned owner. McClenahan Tree Service has performed their annual inspection of the Oak trees and their report will be reviewed at the next Board meeting in May. Any additional tree pruning will be completed by Loral after board review.

COMMITTEE APPRECIATION

Perky Perkins introduced and thanked Debbie McGraw from PML for all her services to the community, including her skills with the Landscape Committee. She then went on to thank the following volunteers:

1. Marion MacGillivray for her time-consuming service with Board member Brooke Bailey on the Landscape Committee
2. Laszlo Tokes and Ruth and Mike Lowy for their many years of overseeing the pool opening and closings and general oversight
3. Ruth Lowy who worked many years with various Board Members getting out our quarterly Newsletter. Ruth has retired from this work, and we offer many thanks for her many years of service
4. The Volunteer Building Captains under the leadership of Joel Davidson [Joel wishes to thank them and put in a pitch for needed Bldg. captains]

5. Maury Green for stepping up as Emergency Preparedness Board Liaison, as well as being the Communication radio contact for Barron Square and other sites in Barron Park
6. Laszlo Tokes, Lucy Yuan, and Board members Maury Green, Chris Grillone, and Brooke Bailey for their work with the garage door upgrades and repairs Committee
7. Laszlo Tokes, Ed Miskiewicz, Narayan Raju, and Board members Maury Green, Chris Grillone, and Brooke Bailey for their ongoing work with the Lighting Committee
8. Volunteers working with Board member Perky Perkins who made our Annual Social an enjoyable (and delicious) event: Meghan Grillone, Margie Mahoney, Brooke Bailey, and Vickie Martin helped with food and set-up. And thanks to our additional helpers for take down: Dick Evans, Vicki Martin, Salit Gazit, Karen and Mike Wirth, and Maury Green. And once again, special thanks to Mike Wirth for being our photographer.
9. Laszlo Tokes for continuing as our Lamplighter, with Ruth Lowy as backup

Ruth Lowy and co-chair Ree Dufresne thanked the following members who have worked together as the Adjacent Property Group over the last two years:

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| • Laszlo Tokes | • David Darling |
| • Lucy Yuan | • Lisa LaForge |
| • Salit Gazit | • Gaye Courtney |
| • Vickie Martin | • Frederique Garderes |
| • Dick Evans | • Maury Green |
| • Marion MacGillivray | • Ree Dufresne, and |
| • Narayan Raju | • Michael Lowy |

HOMEOWNERS' FORUM

Homeowners present discussed additional items not previously discussed during course of the meeting.

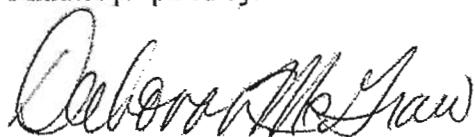
RESULTS OF BALLOTING

Deborah McGraw reported that based on the ballot results, the following owners were elected to serve two-year terms: Maurice Green and John Morrissey. It was also noted that the Tax Reduction Resolution passed by a unanimous vote.

ADJOURNMENT

There being no further business, the 2013 Annual Meeting of Members was adjourned at 8:53pm.

Minutes prepared by:



Deborah McGraw, CCAM
PML Management Corporation

Attested:



E. Perky Perkins
Secretary