

BARRON SQUARE HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Meeting
October 16, 2013

ORDER

The Barron Square Board of Directors Meeting was called to order by President Maurice Green at 7:15pm at the Association's Clubhouse. Board members also in attendance were Brooke Bailey, Chris Grillone, John Morrissey, and E. Perky Perkins. Deborah McGraw represented PML Management.

AGENDA/CALENDAR REVIEW

The Board reviewed the Agenda and Calendar. It was agreed to add "Review pool signage" and "Clean furniture" to the April 2014 calendar.

HOMEOWNER FORUM

None.

APPROVAL OF PREVIOUS MEETING MINUTES

On a motion duly made by Chris Grillone and seconded by Maurice Green, the Minutes of the September 18, 2013, Board of Directors Meeting were approved, as submitted.

EXECUTIVE SESSION DISCLOSURE

The Board met on September 28, 2013, to discuss a homeowner issue.

REVIEW ACTION LIST

The Board reviewed the action list.

REPORTS

Treasurer – A summary of the September 2013 financial statement was reviewed as follows:

	Month	Y-T-D	Budget	Variance
Total Revenue	42,009	379,098	381,515	(2,416)
Total Maint. & Repairs	13,087	75,172	70,794	4,378
Total Utilities	4,715	27,670	26,496	1,174
Total Admin. Expenses	10,067	81,617	76,761	4,856
Total Reserve Expenses	21,392	106,708	145,008	(38,300)
Total Assets		1,434,742		
Total Liabilities		7,740		
Total Fund Balances		1,427,003	1,411,584	est yr end

Architectural – The Board discussed the following:

- *4141 Thain* – The Board discussed where the owner has placed a solar panel on an exterior common area wall and run a wire from the panel to their garage ventilation fan. The Board requested PML to contact the owner and request the wire and solar panel be removed, repairing the exterior wall, as necessary.
- *4102 Thain* – PML was requested to advise the owner to remove the stored items located in the common area behind their patio fence.
- *4170 Thain* – PML was requested to advise the owners that the garage pedestrian door lock, recently installed without prior board approval, must be replaced with one that is an aged bronze color instead of the current nickel plated color.

Landscaping –

- The notes from the September landscape walkthrough were provided by Loral for Board review.
- The vine at 531 Thain has been trimmed by the owner.
- Oak tree at 522 Thain – Loral has submitted a proposal for \$5,920 to remove the large Oak tree. Deborah McGraw will submit the necessary tree removal permit information to the City for permission to remove the tree.

- Eucalyptus tree next to 550 Thain – A letter has been received from Roy Leggit describing the tree as a potential fire hazard due to the accumulated debris in the yard of 4171 Verdosa. It was agreed to notify the owner of 4171 Verdosa in writing of the potential hazard and include a copy of the letter from Roy Leggit.
- Well – No report.
- Annual Tree pruning – The Board reviewed a proposal received from Loral to prune various trees throughout the site at a cost of \$4,720 and fertilize various trees at a cost of \$697.50. On a motion duly made by Chris Grillone and seconded by Maurice Green, the Board unanimously approved the proposal.
- A neighbor at Driscoll Place, adjacent to 526 Thain, has requested that a few Pine trees to be pruned in order to reduce the amount of pine cones dropping on his property. The cost is \$408 and the owner will be asked to pay Loral directly for the pruning.

Grounds –

- Work orders - A summary of work orders was provided for the Board's review.
- 542 Thain – Regarding the water damage from bathroom to the adjacent unit 546 Thain, it was reported that the owner is working with their insurance company to inspect and repair all damages to both units.

Pool & Recreation –

- Rule Update - Chris Grillone made a motion to approve of the rule update to increase the number of guests at the pool from 4 to 6 people. Maurice Green seconded the motion, which was unanimously approved.
- Leak from men's shower – M.L. Nielsen has been hired at \$825 to replace the damaged baseboards since the linoleum flooring was not damaged during the water leak. Deborah McGraw recommended having the clubhouse carpets professionally cleaned annually. The Board agreed for the carpets to be cleaned in mid-November, annually.
- Spa non-slip flooring – No report.
- Spa replacement – No report.

Adjacent Properties – No report.

Lighting Committee – The Committee will meet in November to review further selection choices.

Insurance Review Committee – The Committee will meet in November.

UNFINISHED BUSINESS

6.1 Water intrusion repairs – The Board reviewed bids from M.L. Nielsen, AC Enterprises, and IQV Construction. On a motion duly made by Perky Perkins and seconded by Chris Grillone, the Board unanimously approved the proposal from IQV Construction at a cost of \$11,008.32.

8.1 Installation of Internet service and Wi-Fi to the Community Room – No report. PML is waiting for the renewal contract from Comcast.

8.4 2014 Draft Budget – The Board reviewed the draft budget. No decisions were made at this time.

NEW BUSINESS

None.

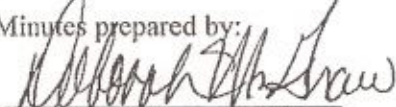
PENDING ITEMS

- Fence/Termite/Concrete Repairs – All repairs have been completed.
- Flat-Roof replacement – Report by Brian Seifert.

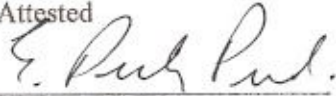
ADJOURNMENT & ANNOUNCEMENTS

The next regular Board meeting was set for November 20, 2013. There being no other business to come before the Board, the Meeting was adjourned into Executive Session to discuss the PML Management renewal contract and a legal issue at 9:40pm.

Minutes prepared by:


Deborah McGraw, CCAM
PML Management Corporation

Attested


E. Perky Perkins
Barron Square HOA, Secretary