

BARRON SQUARE HOMEOWNERS ASSOCIATION
Minutes of the Annual Meeting of Members
Wednesday, April 16, 2014

CALL TO ORDER & INTRODUCTIONS

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

CONFIRMATION OF QUORUM

A quorum of members was confirmed by PML Management.

APPROVAL OF 2013 ANNUAL MEETING MINUTES

On a motion duly made by Ree Dufresne and seconded by Milo Gwosden, the 2013 Annual Meeting Minutes were unanimously approved by the membership, as submitted.

ELECTION OF THREE (3) DIRECTORS

Brooke Bailey announced that there were three openings on the Board of Directors, and that the following homeowners have agreed to run as candidates: Richard Evans, E. Perky Perkins (Incumbent), and Chris Grillone (Incumbent). Brooke Bailey 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 Ree Dufresne, 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, 2014, 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 Stathakopoulos left the room to count the ballots.

VICE PRESIDENT/LANDSCAPE COMMITTEE REPORT

Vice President and Landscape Chairman Brooke Bailey 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. Brooke discussed a brief overview of the replanting plan for the area in front of 522 Thain, where the large Oak tree was removed. It was noted that this planting will be completed in the fall of 2014 in order to save money on watering the plants to get them established. Brooke also discussed the board's desire to save water by looking into removing some areas of lawn and replacing it with drought tolerant plants.

Brooke then mentioned some additional maintenance items for the upcoming year:

- Sidewalk repairs by the City of Palo Alto
- Updated pool/spa signage new per new state laws, in addition to a new sign stating maximum occupancy in the clubhouse
- An increase in the number of allowed guests at the pool from 4-6 guests per owner
- 2014 Roofing project - a general overview of the project which will be replacement of the flat roofs on the residential buildings only, not on the garage roofs.

TREASURER'S REPORT

Treasurer Chris Grillone spoke to the membership about the association's current financial position. Chris encouraged owners to review the budget and reserve information provided. Chris then discussed the 2014 budget stating that many of the larger line items include: Insurance, Landscaping, Water/sewer, and the well maintenance expenses. There was a discussion about the upcoming roofing project, where it was stated that the roofing expenses for 2014 aren't the driving factor for the increase in dues this year. According to the association's reserve study, the largest expense item is balcony replacement. Therefore the Board has agreed to have a licensed contractor provide assessment of all decks for future repairs, which will be used during the 2015 reserve study discussion. Chris did explain that he anticipates another large increase for the 2015 fiscal year mainly due to anticipated deck repairs, per the association's reserve study.

COMMITTEE APPRECIATION

Perky Perkins introduce and thanked Deborah McGraw and Kathy Stathakopoulos from PML for all their services to the community, including Debbie's skills with the Landscape Committee. She then went on to thank the following volunteers:

- Marion MacGillivray her time-consuming service on the Landscape Committee.
- Laszlo Tokes and Ruth and Mike Lowy for their many years of overseeing the pool opening and closings and general oversight.
- Ree Desfresne and Ruth Lowy for their ongoing oversight on City actions regarding the adjacent property.
- The Volunteer Building Captains under the leadership of Joel Davidson. Joel then thanked the existing volunteer Captains and further stated the need for additional Captains at buildings 2, 4, 5, 10 and 11.
- 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. And for setting up Website and being website manager for Barron Square.
- Volunteers working with Board member Perky Perkins who made our Annual Social an enjoyable (and delicious) event: Karen Wirth, Margie Mahoney, Brooke Bailey, and Lucy Yuan for their help in making it such a nice afternoon, with special thanks to Mike Wirth as our cameraman.
- Laszlo Tokes for continuing as the Lamplighter, with Ruth Lowy as backup.
- And last, but certainly not least, a big thanks to Brooke Bailey who is leaving the Board tonight, for her four years of great service to our community. Perky Perkins then presented an award to Brooke Bailey at this time.

HOMEOWNERS' FORUM

The homeowners present discussed additional items not previously discussed during course of the meeting as follows: Community garden, solar power, and electric car charging stations.

RESULTS OF BALLOTING

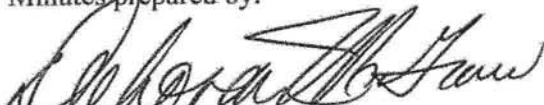
Deborah McGraw reported that based on the ballot results, the following owners were elected to serve two-year terms: Richard Evans, Chris Grillone, and E. Perky Perkins. It was also noted that the Tax Reduction Resolution passed by a unanimous vote.

ADJOURNMENT

There being no further business, the 2014 Annual Meeting of Members was adjourned at 7:58pm.

Minutes prepared by:

Attested:



Deborah McGraw, CCAM
PML Management Corporation



E. Perky Perkins
Association Secretary