

BARRON SQUARE HOMEOWNERS ASSOCIATION

Minutes of the Board of Directors Meeting

September 17, 2014

ORDER

The Barron Square Board of Directors Meeting, which was held in the Association clubhouse, was called to order by President Maurice Green at 7:05pm. Board members also in attendance were Richard Evans, Chris Grillone, John Morrissey and E. Perky Perkins. Deborah McGraw represented PML Management.

AGENDA/CALENDAR REVIEW

The Board reviewed the Agenda and Calendar. No changes were made at this time.

HOMEOWNER FORUM

None

APPROVAL OF PREVIOUS MEETING MINUTES

On a motion duly made by Chris Grillone and seconded by Richard Evans, the Minutes of the August 27, 2014, Board of Directors Meeting were approved, as corrected.

REVIEW ACTION LIST

The Board reviewed the action list and updated various action items as necessary.

REPORTS

Treasurer –A summary of the August 2014 financial statement was reviewed as follows:

| | Month | Y-T-D | Budget | Variance |
|------------------------|--------|-----------|-----------|------------|
| Total Revenue | 46,081 | 369,171 | 369,880 | (709) |
| Total Maint. & Repairs | 10,127 | 66,117 | 66,320 | (203) |
| Total Utilities | 4,014 | 22,565 | 25,512 | (2,947) |
| Total Admin. Expenses | 8,090 | 78,398 | 76,416 | 1,982 |
| Total Reserve Expenses | 40,133 | 95,597 | 498,536 | (402,939) |
| Total Assets | | 1,569,620 | | |
| Total Liabilities | | 14,800 | | |
| Total Fund Balances | | 1,554,821 | 1,038,689 | est yr end |

Architectural –

Architectural requests: None.

Compliance issues: 4170 Thain – No report.

Landscaping – The Board reviewed the following items:

- Completed landscape notes from the August 15th walkthrough and notes from the 9/12/14 walkthrough.
- Loral's estimate 2014-1279 for mulch installation at a cost of \$2,970. On a motion duly made by Chris Grillone, and seconded by Perky Perkins, the Board unanimously approved of the proposal.
- Loral's estimate 2014-1199 for renovating the planter bed in front of 4122 Thain at a cost of \$360 was administratively approved. To be completed in the fall.
- Re-landscaping in front of 522 Thain (Oak tree) – Postponed until fall 2014.
- Landscape rebates – Pending approval of the application by the SCVWD.
- 4131 Thain Plum tree – The residents have been requested to trim the overgrown tree.

Grounds –

- Well –
 - At the August quarterly inspection by Advanced Water Systems, it was noted: "My tech did not notice any issues with the well when he was there. We are having issues with the flow-switch for the chlorine pump sticking- we will need to replace the switch at the next service." The well was on when they performed the inspection.

- 582 Thain fence relocation – A proposal from All Fence to close the gap in the fence next to the large Oak tree and install a gate for fire escape on Thain was administratively approved at a cost of \$687.00.
- The water supply line to 4142 Thain was repaired by EJ Plumbing after a leak was reported.
- 4110 Thain patio concrete –FH Ramirez has been requested to provide a proposal to repair lifting patio concrete.
- The Board reviewed samples and chose a No Parking sign to be installed across from the 4133-4137 garages.
- PML provided a summary of work orders was provided for the Board’s review. No action was required.

Pool & Recreation –

- Solar Panels – Poco Solar completed the reattachment of the solar panels at the clubhouse.
- Bathroom (shower) painting– Since there was no response from Lomas Construction to the association’s proposal request, the Board agreed to proceed with Superior Painting.
- Bathroom/Spa ventilation – Since there was no response from Lomas Construction to the association’s proposal request, the Board agreed to proceed with Dominick Boncore.

Adjacent Properties – No report.

Lighting Committee – Pending completion of the landscape light replacement.

Insurance Review Committee – No report.

UNFINISHED BUSINESS

8.1 Security camera installation in clubhouse – No report.

NEW BUSINESS

9.1 Spa replacement – The Board requested to have Cool Pool provide their recommendation for a replacement spa.

9.2 Exterior common area lighting replacement – No report.

9.3 Towing contract – Pending receipt of a towing contract from Ellison Towing.

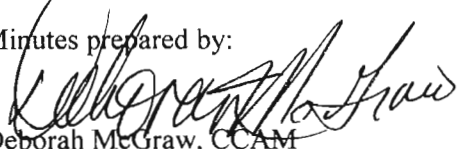
PENDING ITEMS

- **Flat-Roof replacement** – PML reported that the warranty wording has been approved and a maintenance schedule attached as an exhibit to the roofing contract. Therefore, Maurice Green has signed the contract on the association’s behalf, which has been provided to Frank Fiala Roofing for co signature.
- **Reserve Update (3 year site inspection)** – The reserve study meeting was postponed to October 1, 2014.
- **Comcast service agreement renewal** – Maurice Green reported on ongoing communication with Comcast.
- **Deck replacement** – PML reported that IQV Construction has scheduled the deck replacements at 537 and 4137 Thain for the week of 9/22/14. Residents have been notified in writing by IQV Construction.

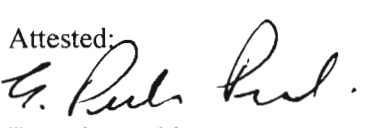
ADJOURNMENT & ANNOUNCEMENTS

The next regular Board meeting was scheduled for October 7, 2014, in the association’s clubhouse. There being no other business to come before the Board, the Meeting was adjourned at 8:30pm.

Minutes prepared by:


Deborah McGraw, CCAM
PML Management Corporation

Attested:


E. Perky Perkins
Barron Square HOA, Secretary