

BARRON SQUARE HOMEOWNERS ASSOCIATION
Minutes of the Annual Meeting of Members
Wednesday, April 15, 2015

CALL TO ORDER & INTRODUCTIONS

The Annual Meeting of Members, which was held in the Association Clubhouse, was called to order at 7:04pm. President Maurice Green welcomed all members and introduced the current Board members. The owners in attendance were also asked to introduce themselves. Deborah McGraw and Max Almalidis were also introduced as account representatives from PML Management Corporation.

CONFIRMATION OF QUORUM

A quorum of members was confirmed by PML Management.

APPROVAL OF 2014 ANNUAL MEETING MINUTES

On a motion duly made and seconded, the 2014 Annual Meeting Minutes were unanimously approved by the membership, as submitted.

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, both incumbents. Maurice Green then asked the members in attendance if there were any nominations for candidacy from the floor. Since there were none, on a motion duly made and seconded, the nominations were closed.

TAX REDUCTION RESOLUTION

Maurice Green 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, 2015, as defined in IRC Sec. 277, shall be transferred to Replacement Reserves, as provided by IRS Revenue Ruling 70-604.

BALLOTING

Maurice Green then requested owners to turn in any remaining ballots. At this time, Max Almalidis and 2 homeowners left the room to count the ballots.

REPORTS

President – Maurice Green stated that he has been elected to the Barron Park Association Board and in charge of emergency services. In conjunction with Barron Park, two emergency service antennas have been installed on the exterior of the clubhouse chimney; a medical cache will be stored in the adjacent shed and used in case of an emergency disaster; and a generator has been requested, to be paid for by Barron Park, to be stored next to the clubhouse.

The following was then discussed:

- *Pool/Clubhouse Area*
 - Completed projects:
 - Wi-Fi in clubhouse – secured with a password which will be changed as necessary.

- Security cameras – have been installed in the community room and overlooking the pool. They are strictly visual with no audio capacity.
 - 2015 projects:
 - Pool concrete deck – will be replaced with a stamped, colored, concrete deck.
 - Pool – The pool interior surface will be refinished in fiberglass after an interior crack is repaired. Afterward, the pool chemistry will be changed to a salt chlorination system.
 - Pool furniture – The pool committee is looking into replacement of the umbrellas and some furniture.
 - Spa – has been cleaned and restriped.
 - Spa/bathroom area - The Board is looking into replacing the linoleum in the bathrooms and replacing it with tiles, similar to what is currently existing in the spa and hallway. After the flooring has been upgraded, a non-slip sealant will be applied to all tile surfaces.
 - Wood deck – will be washed and re sealed after the pool area projects are completed.
 - Community room – The interior surfaces will be repainted, including the hallway, except for the ceiling in the community room.
- *Lighting* – The landscape lighting has been replaced with new fixtures and LED bulbs. It was noted that the Board is now looking into replacement of the remainder of the common area lighting with new fixtures and LED bulbs, which does not include homeowner decks or balcony lights.
- *Dryer vents* – Maurice noted that during a homeowner remodeling project, it was found that the dryer vent did not connect to the vent pipe on the roof, thereby allowing lint to accumulate in the space above the unit’s drywall. The Board has requested the association’s approved vent cleaner to investigate other buildings to determine if this is a site wide problem. It was also noted that the Board will coordinate an annual dryer vent cleaning with the approved vendor which owners can choose to participate in at their cost, if desired. This is being done in order to reduce the amount of pedestrian traffic on the roof and the associated increased liability exposure to the association.
- *Garage doors* – have been repaired as necessary in 2014.
- *Palo Alto Composting Program* – Maurice Green noted that participation in this new program will be optional for Barron Square residents.
- *Hot water heaters* – When hot water heaters fail and need to be replaced a permit is necessary according to the City of Palo Alto. With these installations, owners are required to have drain pans installed which are connected to outside drain lines. With this in mind, the association has found a vendor who can retrofit existing hot water heaters with an exterior drain line. Check the association’s website for more information.
- *Earthquake Insurance* – At the December 2014 renewal, the Board decided to choose a lower deductible, which increased the annual premium. This was done in order to decrease the amount of exposure to the homeowner when the deductible will need to be paid if/when a disaster occurs and an insurance claim is necessary.
- *Roof replacement* – Maurice Green stated that the flat roof replacement project has been completed on the residential buildings only. It was noted that the white roofing color was chosen for maximum reflectivity and therefore less heat transfers to the units below. Maurice discussed the issue with the visible white areas which are located where the roof transitions from sloped to flat roofs. The Board would like owners to consider volunteering on a roofing advisory committee which will be established to look into options for resolving the visual concern and replacement alternatives for the sloped roof tiles.

Treasurer – In the absence of Treasurer Chris Grillone, Maurice Green apologized for not bringing the report and stated that a copy will be included with the next newsletter.

Landscaping – Marion MacGillivray stated that she is very happy working with Loral Landscaping and performing the monthly site inspections. It was also noted that she is very pleased with the removal of some lawn, replacing it with drought tolerant plantings and hopes to continue with additional projects later in the year.

Committee appreciation – Jo Stiene introduced and thanked Deborah McGraw and Max Almalidis 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 for her time-consuming and caring 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 Dufresne and Ruth Lowy for their ongoing oversight on City actions regarding adjacent property.
- The Volunteer Building Captains under the leadership of Maury Green. Need Captains for 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 and running Website and being website manager for Barron Square.
- Volunteers working with Perky Perkins who made our Annual Social an enjoyable (and delicious) event: Karen Wirth, Marion MacGillivray, Terry Gammon, and Junko Serizawa for their help in making it such a nice afternoon, with special thanks to Mike Wirth as our cameraman.
- Laszlo Tokes for continuing as our Lamplighter, with Ruth Lowy as backup.
- Perky Perkins for her role in maintaining the association roster and producing the quarterly newsletter.

HOMEOWNERS’ FORUM

The present homeowners then discussed additional items not previously discussed during course of the meeting as follows: Low flow toilets for the clubhouse bathrooms, guest parking at the clubhouse, security.

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.

At this time, Maurice Green reported to the community that Perky Perkins had recently resigned and Josephine Stiene had been appointed to fill the remaining term for her position. Dr. Green heartedly thanked Perky Perkins for her many years of service to the Board of Directors and wished her all the best.

ADJOURNMENT


There being no further business, the 2015 Annual Meeting of Members was adjourned at 8:24pm.

Minutes prepared by:



Deborah McGraw, CCAM
PML Management Corporation

Attested:



Josephine Stiene, Secretary
Barron Square Homeowners Association