

**BARRON SQUARE HOMEOWNERS ASSOCIATION**  
**Minutes of the Annual Meeting of Members**  
**Wednesday, April 19, 2017**

**CALL TO ORDER & INTRODUCTIONS**

The Annual Meeting of Members, which was held in the Association Clubhouse, was called to order at 7:07pm. President Maurice Green welcomed all members and introduced the current Board members. The owners in attendance also introduce themselves. Deborah McGraw and Virenea Monteiro represented PML Management Corporation.

**CONFIRMATION OF QUORUM**

A quorum of members was confirmed by PML Management.

**APPROVAL OF 2016 ANNUAL MEETING MINUTES**

On a motion duly made and seconded, the 2016 Annual Meeting Minutes were unanimously approved by the membership, as submitted.

**ELECTION OF TWO DIRECTORS**

Maurice Green announced that there were two openings on the Board of Directors, and that the following homeowners had agreed to run as candidates: Irina Selvaretnam and Ayla Singhal, who briefly introduced themselves to the members present. Nominations from the floor were requested from those homeowners present. There being 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 nonprofit mutual benefit corporation; and

**WHEREAS** the corporation seeks to act in accordance with applicable IRS Revenue Rulings;

**RESOLVED**, that any surplus funds remaining in the Association's budget at the end of the fiscal year shall be applied to the following year's budget as provided for in IRS Revenue Ruling 70-604.

**BALLOTING**

Homeowners were requested to turn in any remaining ballots. Two homeowners and Virenea Monteiro took the ballots and left the room to count them.

**REPORTS**

**President** – Maurice Green reported on the following:

Completed the following projects in 2016:

- Dry rot repair and painting of all buildings
- Exterior light replacement

- Met County health department requirements for pool safety by installing locks on entrance gates from individual backyards to the pool
- Installed new pool gates
- Installed electronic locks on pool gates, clubhouse, tennis court and El Camino pedestrian gate
- Replaced mailbox inserts
- Tennis court resurfaced
- Installed visitor parking signage
- Added trellis to property line fence across from building 10 to increase height
- Added motion sensor security lights around garages facing El Camino
- Installed security spikes to top of chain link fence on El Camino

2017 projects:

- Clean out and re-develop the water well for irrigation purposes
- Consider the possibility of installing a storage tank for the well water
- Replace 8 decks
- Research sloped roof replacement options
- Reseal and stripe private driveways
- Remodel clubhouse bathrooms

Maurice Green noted that there has not been much change regarding the development of the vacant lot at 4146 El Camino Real. However, the association has initiated a small claims action against the lot owner to share in the cost of the fence replacement, across from building 9 and the tennis courts.

Residents were also reminded to register on the association's website which is a good source of association documents and newsletters.

**Treasurer** – Chris Grillone presented a summary of the year-end 2016 financial statement, noting that the 2017 dues increased by 2% from the 2016 budget. It was also the Board may consider investing more of the association's reserve income since interest rates are increasing.

To the two members leaving the Board of Directors, Chris Grillone expressed his appreciation on behalf of the Board to John Morrissey for his 14 years of service, and to Maurice Green for his 6 years of service on the Board of Directors.

**Landscaping** – It was with a very heavy heart that Maurice Green reported on the passing of homeowner and landscape chairman, Marion MacGillivray, who will be sorely missed.

**Committee appreciation** – Maurice Green thanked Debbie McGraw from PML for her continuing services to the community. He then went on to thank the following volunteers:

- Laszlo Tokes and Ruth and Mike Lowy for their many years of service on the Pool Committee overseeing the pool openings and closings and general oversight;

- Ree Dufresne and Ruth Lowy for their ongoing oversight on City actions regarding adjacent property;
- Vickie Martin who heads up our Barron Square Zero Waste Program; and
- Perky Perkins for her role in maintaining the Association Roster.

Laszlo Tokes and Ruth Lowy, on behalf of the community, also expressed their appreciation to Maurice Green for all his hard work on the Board and as webmaster for the association's website.

### **HOMEOWNERS' FORUM**

The following topics were also discussed with the homeowners present: resident parking, deck replacements, parking on Thain by the neighboring car dealership.

### **RESULTS OF BALLOTING**

Deborah McGraw reported that based on the ballot results, the following owners were elected to serve two-year terms each: Irina Selvaretnam and Ayla Singhal. It was also noted that the Tax Reduction Resolution passed by a unanimous vote.

### **ADJOURNMENT**

There being no further business, the 2017 Annual Meeting of Members was adjourned at 8:20pm.

Minutes prepared by:

Attested:

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Deborah McGraw, CCAM-PM.CI  
PML Management Corporation

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Veena Rajaraman, Secretary  
Barron Square Homeowners Association