

**BARRON SQUARE HOMEOWNERS ASSOCIATION**  
**Minutes of the Board of Directors Meeting**  
**June 16, 2021**

**ORDER**

The Barron Square Board of Directors Meeting, which was held via conference call was called to order at 7:01pm. Board members in attendance were Anton Nemychenkov, Richard Evans, Ruth Lowry, Gretel Hilbing and Chris Grillone.

Joseph D'Agostino represented PML Management Corporation.

**AGENDA/CALENDAR REVIEW**

- The Board reviewed the Agenda and Calendar.

**HOMEOWNER FORUM**

- Water heater alarms.
- Possible inspections of water heaters.
- Policy regarding water heaters.

**APPROVAL OF PREVIOUS MEETING MINUTES**

On a motion, duly made and seconded and passed by unanimous vote, the Board approved the April 21, 2021 meeting minutes as written.

**REPORTS**

Treasurer – The Board reviewed the May 31, 2021 financial report which is summarized below:

	Month	YTD Actual	YTD Budget	Variance	Total Budget
<b>Total Revenue</b>	<b>58,830</b>	<b>293,754</b>	<b>292,790</b>	<b>964</b>	<b>702,697</b>
Total Maint. & Repairs	10,262	47,498	66,075	(18,577)	158,590
Total Utilities	7,568	18,814	26,380	(7,566)	63,320
Total Admin. Expenses	12,600	62,856	62,250	606	149,411
<b>Operating sub total</b>	<b>30,430</b>	<b>129,168</b>	<b>154,705</b>	<b>(25,537)</b>	<b>371,321</b>
Total Reserve Expenses	2,750	3,050	386,745	(383,695)	928,195
<b>Total Expenses</b>	<b>33,180</b>	<b>132,218</b>	<b>541,450</b>	<b>(409,232)</b>	<b>1,299,516</b>
Total Assets		1,922,414			
Total Liabilities		36,048			
<b>Total Fund Balances</b>		<b>1,886,366</b>			

ACH Payment rules were discussed and sending out invoices.

**Committee Reports:**

Architectural – The following architectural requests have been submitted for review:

- Unit 553 inquiry into the installation of gas fireplace insert.

Landscaping – The following proposals have been submitted by Loral Landscape.

The Board reviewed the landscape walkthrough notes prepared by Loral Landscape.

It was requested that PML follow up with Loral on turning on the two meters that were shut off when the well was being used.

Installation of some additional paving stones in the dirt around the garages. The landscape committee will look into this.

Follow up on tree trimming near 504 Thain Way.

Possibility of trimming the large pine tree to possibly reduce pollen.

Pool/ Recreation – It was noted that the pool, spa and clubhouse bathrooms can be open. Only restriction is the recommendation that people who are not vaccinated wear a mask. Regular rules will also apply. PML to send out a notice to the residents. Maury will unlock all the keys so access to the clubhouse will be allowed.

Adjacent Property – It was noted that there is no activity on this issue. Discussion took place on making sure that whatever ends up being built on that site that there will not be access allowed to that property from Thain Way.

Manager's report/Action List review –

- PML Maintenance has replaced the latches on most of the garbage room and utility room doors so they all work properly. They also replaced a number of hinges and installed longer screws so they will not become loose again.
- PML Maintenance replaced the garbage room door at building 4 that had delaminated and could not be replaced.
- Repairs needed at unit 4108 will be done the week of July 6, 2021.
- Fence board replacement at 4112 will be repaired the week of July 6, 2021.
- PML Maintenance painted the trim around the door at unit 588 Thain Way.
- PML to follow up on damage caused by a woodpecker near unit 516.
- Installation of a latch eyelet at building 4 where the new door was installed.
- Touch up painting around the complex most notably on the railings.
- PML to request that Bright Outlook start their regular service of the pool area and clubhouse bathrooms.
- Installation a spigot on the side of the clubhouse for access to water, non-potable sign must be installed.
- It was requested that PML look into and find a roster that used to be sent to the membership. Also send out a request for owners to send in an updated roster form.

## **UNFINISHED BUSINESS**

**2.4 Spa replacement options, discussion** – Still pending proposals from Aquatec Pools and Gonzalas Masonry for proposals to rebuild the spa. Both visited the site with us and still working on a proposal. Also, Vision Builders who is bidding on the clubhouse remodel is including the spa replacement as an option on their proposal.

**2.6 Installation of security cameras in the common area** – Pending any further discussion.

**2.5 Painting of the fire lanes** – No information from Public Works yet. PML Maintenance has schedule to paint the red curbs in the parking areas for July 6, 2021.

## **NEW BUSINESS**

**6.1 4170 Thain Way Concrete Proposal** – Pending review by the Board, we originally had this scheduled with PML Maintenance, but the job was too big for them. We then sent out American Asphalt who told us they are not available until August or September. We now have received a proposal from TARC for a cost of \$5,885.00 they will make these necessary repairs, this is a trip hazard and needs to be replaced. On a motion duly made and seconded and passed by unanimous vote the Board approved this proposal.

**6.2 Reserve Study Update**– PML has reached out to Casey again to explain the main difference between the previous reserve study and the current one and why they are so different, I am meeting with Casey to discuss this further on Tuesday of next week.

**6.3 Clubhouse Renovation Proposals** – Pending review of AC Enterprises proposal. Helmo from Vision Builders told me he would have their proposal within the next week. It was requested that PML get an updated proposal from ACE to include removal of the tile around the hot tub. It was noted at the meeting that the design plan was already approved.

6.4 Pool Solar – PML Maintenance attempted to adjust the solar valves located on the roof but could not figure out what valves did what, good news is all seem to be working properly. Paco solar will be out on July 6<sup>th</sup> to turn the solar on and check the system.

6.5 Water Use Reduction – It was requested that PML reach out to Howard at Loral to find out ways the Association might be able to reduce water usage.

**Correspondence**

4108 Thain Way letter regarding fence repairs.  
Letter regarding large trees and one needles.  
County environmental health notice.

**ADJOURNMENT**

There being no other business to come before the Board the meeting was adjourned into Executive Session at 8:37pm. The next Board of Directors Meeting is scheduled for July 21, 2021 at 7pm.

Minutes prepared by:

Joseph D'Agostino, CCAM  
PML Management Corporation

Attested by:

Anton Nemychenkov, Secretary  
Barron Square Homeowners Association