

BARRON SQUARE HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Meeting
September 22, 2021

ORDER

The Barron Square Board of Directors Meeting, which was held via Zoom and on site at the clubhouse was called to order at 7:11pm. 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. It was requested that PML follow up on annual sewer maintenance. The fall social is being postponed this year due to COVID guidelines.

HOMEOWNER FORUM

- Upper-level water heaters
- Painting of the red curbs
- Electric water heaters
- Some locations of the newly painted red curbs need touch up
- Acoustic ceilings and possible asbestos
- Residents drinking at the pool
- Rental restrictions
- Kids at the pool

APPROVAL OF PREVIOUS MEETING MINUTES

On a motion, duly made and seconded and passed by unanimous vote, the Board approved the August 25, 2021, meeting minutes as amended.

REPORTS

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

	Month	YTD Actual	YTD Budget	Variance	Total Budget
Total Revenue	58,631	469,679	468,464	1,215	702,697
Total Maint. & Repairs	22,082	89,078	105,720	(16,642)	158,590
Total Utilities	6,431	38,142	42,208	(4,066)	63,320
Total Admin. Expenses	12,737	101,131	99,600	1,531	149,411
Operating sub total	41,250	228,351	247,528	(19,177)	371,321
Total Reserve Expenses	5,884	27,211	618,792	(591,581)	928,195
Total Expenses	47,134	255,562	866,320	(610,758)	1,299,516
Total Assets		1,973,214			
Total Liabilities		33,269			
Total Fund Balances		1,938,946			

It was reported that the Association is on budget for the fiscal year.

Committee Reports:

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

- None at this time

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

Pending date to trim the large trees.

It was reported that the magnolia tree near building 9 has a lot of brown leaves on it. Loral to inspect.

Pool/ Recreation – It was reported that there is more than one leak in the Spa, since we are removing the spa this winter and replacing it, we do not think there is any reason to repair at this time.

It was also noted that the pool heater would be turned off in October but the solar would be left on until November.

Installation of the spigot at the pool area, it was noted that this is no longer well water so no “non potable” sign needs to be installed.

Adjacent Property – It was noted that there is no activity on this issue.

Manager’s report/Action List review –

- Work on the deck at unit 4108 has been completed.
- PML Maintenance came out and adjusted all the light timers, many were way off on the current time.
- Roof and gutters were cleaned on buildings 6-11.
- Annual Back-flow testing has been completed.
- PML checked all lights around the property and replaced any missing, there were a number of pagoda lights that needed some wiring repairs.
- PML did an inspection of all fences around the property and will be providing a proposal to perform needed repairs before winter.
- Possible installation of rocks around the steppingstones
- Outside unit 4102 the paving stones are covered with ivy
- It was requested that PML reach out to Richard Norris regarding the roof inspection report.

UNFINISHED BUSINESS

2.4 Spa replacement options, discussion – Pending proposal for the spa replacement from Signature.

2.6 Installation of security cameras in the common area – PML is meeting and has provided all information needed to Ron Wilhelm from SFWIFI. We are meeting on Tuesday 9/28 at 12 noon to go over the project scope as proposed.

NEW BUSINESS

9.1 Clubhouse Renovation Proposal – Revised proposal from ACE (Removing material allowances) and proposal from Signature to renovate the clubhouse

ACE total cost: \$98,625

Signature total cost: \$91,920

On a motion duly made and seconded and passed by unanimous vote, the Board approved AC Enterprises to perform the clubhouse renovations. It was requested that PML reach out to Sayler and let them know as well as find out what lead time there is on material needed.

9.2 Reserve Study Update/2022 Draft Budget– PML has sent over updated information on projects and Casey from Reserve Analysis is currently working on completing the update 2021 reserve study, he said it is almost done and we should have it next week.

PML has provided an updated copy of the 2022 budget draft with operating updated to the August Financial Statement. Reserve portion is pending completion of the updated reserve study.

9.3 Express Plumbing Proposal – Approved proposal to replace a leaking regulator at 544 Thain Way.

9.4 Termite Inspections – PML has requested that all buildings be inspected for Termites by Terminix. Pending date for them to come out and perform the inspection. It was noted that Terminix still needs to contact Dick Evans to inspect his garage.

9.5 County Covid Update – Most recent Santa Clara County covid information.

Correspondence

ADJOURNMENT

There being no other business to come before the Board the meeting was adjourned at 9:10pm. The next Board of Directors Meeting is scheduled for October 20, 2021, at 7pm.

Minutes prepared by:

Joseph D'Agostino, CCAM
PML Management Corporation

Attested by:

Anton Nemychenkov, Secretary
Barron Square Homeowners Association