

BARRON SQUARE HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Meeting
October 20, 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.

HOMEOWNER FORUM

- Water Heaters

APPROVAL OF PREVIOUS MEETING MINUTES

On a motion, duly made and seconded and passed by unanimous vote, the Board approved the September 22, 2021, meeting minutes as amended.

REPORTS

Treasurer – The Board reviewed the September 30, 2021, financial report which is summarized below:

	Month	YTD Actual	YTD Budget	Variance	Total Budget
Total Revenue	58,574	528,253	527,022	1,231	702,697
Total Maint. & Repairs	10,862	99,941	118,935	(18,994)	158,590
Total Utilities	7,183	45,326	47,484	(2,158)	63,320
Total Admin. Expenses	12,147	113,278	112,050	1,228	149,411
Operating sub total	30,192	258,545	278,469	(19,924)	371,321
Total Reserve Expenses	6,650	33,861	696,141	(662,280)	928,195
Total Expenses	36,842	292,406	974,610	(682,204)	1,299,516
Total Assets		1,990,970			
Total Liabilities		30,293			
Total Fund Balances		1,960,677			

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

Committee Reports:

Architectural –

- None at this time.

Landscaping – Pending any discussion and review of Loral Landscape notes.

Pool/ Recreation – Pending any discussion.

Adjacent Property – Pending any report.

Manager’s report/Action List review –

- Water Meters were investigated and noted. This matter is now with the City of Palo Alto to get the correct meters invoiced to the right units.

- PML Maintenance has been out to inspect the doors to the garbage rooms for delamination, they will be replacing one door that was brought to our attention last month.
- Board Members, Gretel and Ruth put numbers on all the ground lights throughout the property.

UNFINISHED BUSINESS

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

2.6 Installation of security cameras in the common area – Pending report and cost from SF WIFI noting recommended camera positions and any additional connections needed.

9.1 Clubhouse Renovation Proposal – Sayler is working with ACE to come up with a cost for the material needed on the project. They met on site last week to take another look. Once completed Sayler will be asking for a deposit so they can order the material. We are pending a schedule from ACE to start on the demolition work. Should be sometime in Mid-November.

NEW BUSINESS

11.1 Termite Inspections – PML has been told that Terminix will be inspecting around the buildings for any signs of drywood termites next week and will prepare a report to the Association.

11.2 Reserve Study Update/2022 Draft Budget – Spoke with Reserve Analysis and they are a bit behind on getting Barron Square reserve study done so we do not have that portion of the budget yet. We will forward as soon as we receive it.

11.3 Fencing Inspection – Fencing inspection is now completed. Proposal being completed.

Correspondence

ADJOURNMENT

There being no other business to come before the Board the meeting was adjourned at 8:53pm. The next Board of Directors Meeting is scheduled for November 17, 2021, at 7pm.

Minutes prepared by:

Joseph D'Agostino, CCAM
PML Management Corporation

Attested by:

Anton Nemychenkov, Secretary
Barron Square Homeowners Association