

BARRON SQUARE HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Meeting
November 17, 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 7:03pm. 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

- No Homeowners present

APPROVAL OF PREVIOUS MEETING MINUTES

On a motion, duly made and seconded and passed by unanimous vote, the Board approved the October 20, 2021, meeting minutes as amended.

REPORTS

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

	Month	YTD Actual	YTD Budget	Variance	Total Budget
Total Revenue	58,632	586,885	585,580	1,305	702,697
Total Maint. & Repairs	10,584	110,525	132,150	(21,625)	158,590
Total Utilities	4,455	49,781	52,760	(2,979)	63,320
Total Admin. Expenses	12,979	126,257	124,500	1,757	149,411
Operating sub total	28,018	286,563	309,410	(22,847)	371,321
Total Reserve Expenses	7,586	41,477	773,490	(732,013)	928,195
Total Expenses	35,604	328,040	1,082,900	(754,860)	1,299,516
Total Assets		2,004,184			
Total Liabilities		20,478			
Total Fund Balances		1,983,705			

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 – No Report

Adjacent Property – No Report.

Manager’s report/Action List review –

- Water Meters were investigated the issue has been resolved by the City.
- PML has requested that the neighboring property remove the no parking signs place on the top of our fence.

- PML is working with unit 564 to make sure they get approval and a permit for the project they are doing
- It was requested that Jose from PML maintenance contact Ruth about the location of the spigot that needs to be installed in the pool area.
- It was requested that PML maintenance remove the “no parking” signs installed at the neighboring property.
- PML Maintenance was out to repair a light that was falling off the wall at 544 Thain Way and found some dry rot on the stairway area. Need to replace 1 2x10x10 cap board on stairway, 2 2x10x12 cap boards on stairway, 1 2x10x8 cap board on the stairway and 2 1x2x8 trim pieces Prime and paint to match. It was also noted that many of the lag bolts are rusted that hold the stairs in place and many are loose, these need new lag screws.
Total cost is \$3,335 labor and material. On a motion duly made and passed by unanimous vote, the Board approved this proposal.

UNFINISHED BUSINESS

2.6 Installation of security cameras in the common area – It was noted that setting up the access points with Comcast the project in the clubhouse will need to be completed since at this time the WiFi is disconnected.

9.1 Clubhouse Renovation Proposal/ Saylor Material Cost– AC Enterprises has started on the demolition of the clubhouse and bathrooms. Saylor has provided a proposal to supply the material needed for a total cost of \$36,140. On a motion duly made and seconded and passed by unanimous vote, the Board approved this proposal. Only item not approved was the proposed refrigerator since the Board wants to make sure the type will be able to open wide enough for access.

NEW BUSINESS

11.1 Termite Inspections – Completed, pending report.

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 continue to

11.3 Fencing Inspection – Fencing inspection is now completed. PML Maintenance has noted the following as needed repairs.

4108 Thain Way: Replace 17 1x4x5 fence boards and 6 2x2x5 trim. Prime and paint to match. Cost for labor and materials, \$2,150.00.

4150 Thain Way: Replace 86 1x4x5 fence boards, 6 2x4x8 framing pieces, 3 4x4x8 posts. Material \$2,087.16

Labor \$3,600

Total cost \$5,687.16

On a motion duly made and seconded and passed by unanimous vote, the Board approved these proposals.

11.4 Insurance Renewal – The Board reviewed the renewal quote for insurance and noted that the premium is \$10,000 less than last year. On a motion duly made and seconded and passed by unanimous vote, the Board approved

11.5 AC Enterprises Change Proposal – AC provided a change proposal to include the spa area renovations for \$18,050 and to install two new drains in the bathrooms for \$7,050.00. On a motion duly made and seconded and passed by unanimous vote, the Board approved this change proposal.

Correspondence

ADJOURNMENT

There being no other business to come before the Board the meeting was adjourned at 8:05pm. The next Board of Directors Meeting is scheduled for January 19, 2022 at 7pm.

Minutes prepared by:

Joseph D'Agostino, CCAM
PML Management Corporation

Attested by:

Anton Nemychenkov, Secretary
Barron Square Homeowners Association