

**BARRON SQUARE HOMEOWNERS ASSOCIATION**  
**Minutes of the Annual Meeting of Members**  
**Wednesday, April 15, 2009**

**CALL TO ORDER & INTRODUCTIONS**

The Annual Meeting of Members, which was held in the Association Clubhouse, was called to order at 7:01 P.M. Board members in attendance were Joel Davidson, Marla Degner, Chris Grillone, Lisa Penninger, and John Morrissey. Deborah McGraw represented PML Management Corporation, assisted by Ellen Crane.

Acting President Marla Degner welcomed all members and introduced the current Board members. The owners in attendance were asked to give their names and addresses.

**CONFIRMATION OF QUORUM**

A quorum of members was confirmed by PML Management.

**APPROVAL OF 2008 ANNUAL MEETING MINUTES**

On a motion duly made, seconded, and passed by unanimous vote, the Minutes of the 2008 Annual Meeting held on April 23, 2008, were approved as submitted.

**ELECTION OF TWO (2) DIRECTORS**

Marla Degner stated that PML Management would perform the duties as the election official. Ms. Degner then announced that there are two openings on the Board of Directors, and that only one homeowner, John Morrissey, has agreed to stand for re-election (as an incumbent) to a two-year term. She then asked if there were any nominations from the floor. Chris Grillone nominated (seconded by Perky Perkins) Marla Degner, owner of 588 Thain, as a candidate for election. Marla Degner accepted the nomination. There being no further nominations from the floor, on a motion made and seconded, the nominations were closed.

**TAX REDUCTION RESOLUTION**

Marla Degner briefly explained the resolution which, in accordance with IRS Rev. Rules 70-604, must annually be adopted by the ownership.

**PRESIDENT'S REPORT**

Marla Degner thanked various individuals who contribute to the everyday care of the community, including Mike Bruss, our lamplighter, Marion MacGillivray and Carla Gwosden on the Landscape Committee, Ruth Lowy and Laszlo Tokes on the Pool Committee, Ruth Lowy for her years of putting out our Newsletter, and the Building Captains and Social Committee members.

Well Production

Marla then thanked Milo Gwosden's initiative to investigate the non-productive well in order to put it into production, for cost reduction in water purchase costs, as a non-consumable (irrigation only) well.

Fire-Free Roofing Class Action

Perky Perkins was recognized as an invaluable asset with respect to her continual contributions and research on behalf of the Board when she found out about the class action roofing lawsuit from one of the Association's roofing vendors, which has resulted in a payment to the Association in the amount of \$48,265.78. It has been agreed to use this money to defer the cost of putting the well into production which is estimated to cost around \$80,000.

Pool

The Virginia Graeme Baker (VGB) Pool and Spa Safety Act was then discussed where Marla stated that the Board has agreed to use a scuba company to perform the required retrofit in order to be more ecologically conscious since

the pool would not have to be drained, both saving water and preventing the potential damage to the pool when it is drained.

#### Fine Policy

Marla stated that she and Perky have been researching documents to create a fine policy that is fair and reasonable and that the Board will follow procedure to adopt the new fine schedule, which it is finished.

#### Rental Limitations

Marla explained that the Board has decided to no longer pursue the formal implementation of rental limitations since the association does not have a high number of rental units and the draft amendment submitted by Hanna & Van Atta would need to be revised, which would cost the Association a lot of money when there are other projects which need to be funded that are more important at this time.

#### Current/Future Projects

The Association is in the process of completing fairly significant repairs to the building exteriors. Draeger Construction, the Association's contractor has found a few unexpected repairs related to dry rot and are in the process of addressing them. Overall the Board is very happy with the result of the repairs, as are many owners. Marla stated that the Board expects to spend approximately 20% over the original bid price in unexpected dry rot repairs.

Marla then stated that with respect to future projects, the Board is in the process of obtaining bids for asphalt resealing and garage door replacement.

#### **TREASURER'S REPORT**

Treasurer Chris Grillone highlighted a list of proposed reserve expenditures such as asphalt repaving, light repairs, large tree care, garage door replacement and stated that the Association is approximately 42% funded according to the latest reserve study prepared by an outside vendor.

Chris went on to explain that a majority of the Association's CD investments are under the FDIC insurance of \$250,000 with Merrill Lynch funds.

#### **LANDSCAPE COMMITTEE REPORT**

Chairman Joel Davidson stated that major tree pruning throughout the project was completed in mid February which was paid for from the Association's reserve fund and explained that the Board is continuing to look into drought resistant plants and installing ET Irrigation Controllers.

#### **HOMEOWNERS' FORUM**

Homeowners present discussed the following items: Window replacement, Aging underground lighting system, and Unit 502 Thain, a BMR Unit.

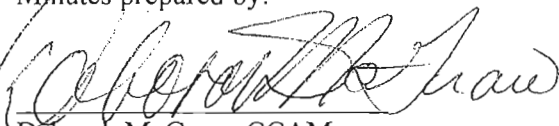
#### **RESULTS OF BALLOTING**

Election of Directors – The following were elected for two-year terms each: Marla Degner and John Morrissey.  
Tax Reduction Resolution – Passed by a unanimous vote.

#### **ADJOURNMENT**

There being no further business, the 2009 Annual Meeting of Members was adjourned at 8:45pm.

Minutes prepared by:

  
Deborah McGraw, CCAM  
Association Manager

# BARRON SQUIRE HOMEOWNERS ASSOCIATION

Board of Directors Executive Session Meeting

April 15, 2009

## ORDER

The Meeting, which was held after the Annual Meeting of Members, was called to order at 8:45pm. Directors present were Joel Davidson, Marla Degner, Chris Grillone, E. Perky Perkins, and John Morrissey. Also present Deborah McGraw of PML Management Corporation.

## BUSINESS

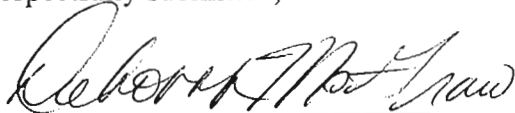
On a motion duly made and seconded, the following officers were duly appointed:

- President – Marla Degner
- Vice President – John Morrissey
- Secretary – Eleanor (Perky) Perkins
- Treasurer – Chris Grillone
- Member at Large – Joel Davidson

## ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 8:50pm.

Respectfully submitted,



Deborah McGraw, Association Manager  
PML Management Corporation



E. Perky Perkins, Secretary  
Barron Square HOA