

BARRON SQUARE HOMEOWNERS ASSOCIATION

Minutes of the Board of Directors Meeting

March 10, 2010

RDER

The Barron Square Board of Directors Meeting was called to order by President Marla Degner at 7:03pm at the Clubhouse. Board members also in attendance were Joel Davidson, Chris Grillone, John Morrissey and E. Perky Perkins. Also attending was Deborah McGraw of PML Management and another homeowner.

HOMEOWNER FORUM

The owner of 4108 Thain attended the meeting to discuss her back deck and front landing.

The owner of 588 Thain stated that a portion of the garage wall for unit 564 Thain needed to be painted.

AGENDA/CALENDAR REVIEW

The Board reviewed the Agenda and Calendar. Perky Perkins reported that a notice will be included in the next newsletter advising owners to provide current information for inclusion in the next Owner Listing distribution.

APPROVAL OF PREVIOUS MEETING MINUTES

On a motion duly made by Marla Degner and seconded by John Morrissey, the Minutes of the January 20, 2010, Board of Directors meeting were approved, as submitted.

REPORTS

President – No report.

Treasurer – Treasurer, Chris Grillone, reviewed summaries of financial statements as follows:

12/31/09

	Month	Y-T-D	Budget	Variance
Total Revenue	39,224	523,346	478,939	44,407
Total Maint. & Repairs	10,478	100,767	95,100	5,667
Total Utilities	1,318	37,209	35,100	2,109
Total Admin. Expenses	8,569	100,429	102,800	(2,371)
Total Reserve Expenses	2,325	461,648	238,855	222,793
Total Assets		833,062		
Total Liabilities		14,922		
Total Fund Balances		818,140	661,239	est yr end

1/31/2010

	Month	Y-T-D	Budget	Variance
Total Revenue	40,931	40,931	40,261	670
Total Maint. & Repairs	6,343	6,343	8,033	(1,690)
Total Utilities	1,885	1,885	3,175	(1,290)
Total Admin. Expenses	9,654	9,354	8,499	855
Total Reserve Expenses	1,676	1,676	10,930	(9,254)
Total Assets		853,189		
Total Liabilities		13,375		
Total Fund Balances		839,814	1,018,070	est yr end

Chris Grillone stated that he has been looking into moving the Association's reserve account to Stanford Credit Union and found that they have better rates than Merrill Lynch. After some discussion, Perky Perkins made a motion to open a business account with Stanford Credit Union. Joel Davidson seconded the motion, which was unanimously approved by the Board.

During review of a letter which will be sent with the April association dues statements advising owners that the association has changed operating banks to Community Association Banc (CAB), some changes were made to clarify the text.

Manager – The Board reviewed the manager’s report and items were discussed under associated agenda items.

Architectural – The Board reviewed an architectural approval letter mailed to 4133 Thain for installing wooden floor coverings and replacing the fireplace tiles with marble or granite.

Grounds – The Board reviewed notes from the structural walkthrough performed on 12/11/09. Deborah McGraw then submitted a proposal from PML’s maintenance department which addresses items noted on the walkthrough in addition to other items noted during the last month. After some discussion, a motion was made by Marla Degner, seconded by Perky Perkins, and unanimously approved to accept the proposal in the amount of \$2672.67. At the request of 557 Thain, a proposal has been approved from Ace Raingutter for \$100 to install an extension on an existing downspout to alleviate the water from pooling at the base of her stairway. Ace Raingutter completed the 2nd gutter cleaning during the week of March 1st.

Landscaping: Deborah McGraw stated that the committee met for a landscape walkthrough on February 26, 2010. A list of completed action items will be provided upon receipt from Loral Landscaping. Deborah also stated that at the request of 557 Thain, also approved by Joel Davidson, Loral has been approved to install 3 each 5 gallon Loropetalum shrubs at 555 Thain, near the AC unit at a cost not to exceed \$120. Sue from the County’s Waterwise Department will contact PML with a date for the site post inspection in order to complete the paperwork involved with the rebate for the installation of the three weather-based irrigation controllers. Deborah was requested to have Loral Landscaping check the health of the ivy around building 9, since it hasn’t grown properly since the termite tenting.

Pool & Recreation – No report.

Adjacent Properties – Perky Perkins reported that the graffiti has been removed from the fence. Since more graffiti has been noticed on the billboard, Perky will contact the Clear Channel to have it removed.

Emergency Preparedness Committee – Joel Davidson reported that the Committee has met recently with the Barron Park Emergency Preparedness Group and will distribute a notice for residents to use when they are in need of help during an emergency. He also announced that Giselle and Maury Green have agreed to be Block Coordinators for Barron Square.

Project Review Committee – Joel Davidson reported that the Committee is working on a list of preferred vendors.

UNFINISHED BUSINESS

Clubhouse Locks – After some discussion, the Board agreed to indefinitely table this item.

1.2 2010 Annual Meeting – The Board reviewed the draft annual meeting packet and discussed possible candidates for election. Perky Perkins and Chris Grillone offered to run again, and since Joel Davidson does not want to run again, owner Brooke Bailey agreed to be a candidate in his place.

1.3 2010 Reserve Projects – The Board discussed the upcoming reserve projects and agreed to have PML obtain bids for this year’s following projects:

- Roof Inspection (flat and slope roofs)
- Asphalt repair/slurry sealing
- Concrete repairs (remove/replace)
- Pool Equipment – PML to contact Cool Pool regarding the current condition of the heater, filter pump, solar pump and spa filter.
- Tennis Court Resurfacing/Repainting
- Arborist Tree Report – PML was requested to contact Loral to find out what their cost would be to update the existing report.

NEW BUSINESS

3.1 Window Replacement – Deborah McGraw stated that according to the Association’s archive files, the following owners have already replaced various windows and/or door with dual panes:

- 502/504 Thain – replaced windows/doors pre 1997.
- 508 Thain – replace all 5 windows, 1999
- 531 Thain – install double paned windows, 2001
- 535 Thain – replace windows/sliding door with double paned windows/door, 2000
- 550 Thain- replace various windows, 2001
- 551 Thain – replace master bedroom window with a double paned window, 1998
- 558 Thain – added a triangle window at peak of cathedral ceiling, 2000
- 559 Thain – change windows /sliding glass door to energy efficient ones, 2001

- 562 Thain – installed double paned windows, 2001
- 590 Thain – windows and doors replaced, date unknown at this time.
- 4122 Thain – replace cathedral window with a double paned window, 1999
- 4133 Thain – install double paned windows, 2001
- 4137 Thain – replaced sliding glass door with a double paned door, 1998
- 4139 Thain – replaced all windows and sliding doors with double paned windows/doors, 1999
- 4168 Thain – installed solar film on windows

Deborah McGraw stated that Medallion Glass, a vendor who has repaired windows on the property, can provide a per window cost to replace/convert the existing single paned aluminum sash windows to dual paned windows. During continued discussion, Perky Perkins stated that the Federal Govt. is offering a rebate of \$1500 for window replacement with dual paned windows.

3.2 Newsletter – Marla Degner and Ruth Lowy are currently working on a newsletter for distribution to all owners/residents.

3.3 Red Curbs – Upon our request that the City paint our fading Thain Way red curbs, we were informed that the City, due to costs, will no longer be painting curbs. They are, instead, putting in marked spaces that are sealed to the street and last 10 or more years, and putting in No Parking signs for each area currently served by red curbs. Perky Perkins reported that she has contacted the public works department and asked them to hold off on marking parking spaces and installing parking signs on Thain so the HOA could possibly take over that responsibility ourselves. By the city marking the spots, we would lose 8 or more parking spaces on Thain way, and would also have a large quantity of No Parking signs installed. The Board then discussed the possibility of taking over the responsibility of painting the red curbs and asked PML to include painting of the Thain Way red curbs in the asphalt repair project bids which is scheduled for this year. On a motion duly made by Chris Grillone and seconded by Marla Degner, the Board approved taking on the responsibility to paint the curbs from now on from the City, with Joel Davidson opposed to the approval. Perky offered to contact the City for the necessary information to request making a legal agreement with the City.

3.4 Common Area Window Cleaning – Deborah McGraw will request Bright Outlook to post notices advising the owners that the window cleaning will be scheduled for May/June 2010.

5 Owner Listing for Binders – See Calendar review.

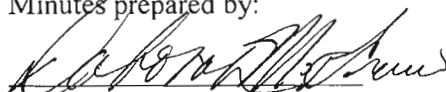
PENDING ITEMS

- *The Well* – Deborah McGraw stated that after start up of the system, it has been determined that there is a large amount of silt/sand coming through the system. This debris has caused the irrigation valves to stay open (because the debris gets stuck and won't allow the valve to shut off). Deborah also stated that in order to remove the debris from getting into the irrigation lines, a separator system needs to be installed and presented a proposal from Garcia Well and Pump to install a Lakos sand separator at a cost of \$3,871.84. After some discussion a motion was made by Perky Perkins, seconded by Chris Grillone, and unanimously approved to install the Lakos filter.
- *Comcast Service Agreement (Re-wiring project)* – Deborah McGraw reported that a meeting has been set for March 16, 2010, with Lisa Mallar of Comcast on site to review the scope of work related to the re-wiring project.
- *2009 Audit* – Deborah McGraw stated that Levy, Erlanger & Company is currently working on the 2009 Audit. A draft will be presented for review upon receipt.

ADJOURNMENT & ANNOUNCEMENTS

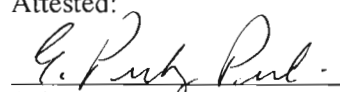
The Annual Meeting of Members was scheduled for April 28, 2020, and the next regular meeting of the Board of Directors was scheduled for Wednesday, May 19, 2010 at 7pm in the Association's Clubhouse. There being no other business to come before the Board, the Meeting was adjourned at 9:20 pm.

Minutes prepared by:


Deborah McGraw, CCAM

PML Management Corporation

Attested:


E. Perky Perkins

Secretary