

**BARRON SQUARE HOMEOWNERS ASSOCIATION**

Minutes of the Board of Directors Meeting

October 14, 2010

**ORDER**

The Barron Square Board of Directors Meeting was called to order by President Marla Degner at 7:11 pm at the Clubhouse. Board members also in attendance were ~~and~~ E. Perky Perkins, Brooke Bailey and John Morrissey. Board member Chris Grillone was absent. Also attending was Deborah McGraw of PML Management and a couple of residents.

**HOMEOWNER FORUM**

Ruth Lowy and Laszlo Tokes attended the meeting as representatives of the Pool Committee to discuss the recent letter sent to all owners and tenants about pool use. The Committee stated their concern with the Board implementing “pool hours” and asked the Board to reconsider its decision. If it can be determined who the residents are that have been noisy in the pool area late at night, the Pool Committee offered to discuss the issues with them directly.

**AGENDA/CALENDAR REVIEW**

The Board reviewed the Agenda and Calendar.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The approval of the previous meeting minutes was postponed.

**REPORTS**

**Treasurer** – Deborah McGraw presented a summary of the September 2010 financial statement as follows:

	<b>Month</b>	<b>Y-T-D</b>	<b>Budget</b>	<b>Variance</b>
Total Revenue	40,843	366,216	362,349	3,867
Total Maint. & Repairs	7,211	75,597	72,297	3,300
Total Utilities	1,573	23,878	28,575	(4,697)
Total Admin. Expenses	8,394	82,093	76,491	5,602
Total Reserve Expenses	43,305	59,797	98,370	(38,573)
Total Assets		948,349		
Total Liabilities		4,320		
Total Fund Balances		944,029	1,018,070	est yr end

***Architectural*** – The Board reviewed an Architectural Request from Perky Perkins to install an energy efficient toilet in her unit. The Board approved of the request and asked Deborah McGraw to send an approval letter.

***Landscaping*** – Deborah McGraw stated that notes from the October 8<sup>th</sup> walkthrough will be provided at the next board meeting.

***Grounds*** – At the request of Chris Grillone, the Board reviewed a proposal received from Bright Outlook to clean all the cobwebs from the 12 buildings at a cost of \$200. After some discussion the Board approved of the request and asked to have the utility closets cleaned at the same time.

***Pool & Recreation*** – The Board reviewed a contract from Northwest Security for on-call security services at the pool/spa area. After some minor typographical errors were addressed a motion was made by John Morrissey, seconded by Marla Degner to approve the contract. The contract was then unanimously approved by the Board. The Board then discussed the issues raised by the Pool Committee and stated that the reason for the pool hours is because of the late night abuse of the pool which has consistently bothered residents living close by. The

implementation of pool use hours as a rule will allow the Board to fine abusers as necessary. Marla Degner offered to notify the Pool Committee of their discussion and Deborah McGraw was requested to prepare a notice to all owners to contact Northwest Security Services for after hours issues regarding the use of the pool.

*Adjacent Properties* – No report.

### **UNFINISHED BUSINESS**

**3.1 Window Replacement** – Deborah McGraw stated that she has not received any information from Franciscan Glass and will continue to contact them for window replacement costs. Perky Perkins expressed her concern that some owners want to replace their windows and take advantage of the Federal Rebate and are waiting for information from the Board before proceeding. After some discussion, Deborah McGraw was requested to draft a letter to all owners stating that the Board is investigating window replacement and in the process of gathering data. However it will be some time before a decision is reached. Also, the Board is aware that the Federal rebate is only available until the end of the year, so if owners are interested in replacing their windows, they should submit an Architectural request to do so. The notice will be included in the November dues statements.

**6.1 HOA website** – No report.

**9.1 2011 Budget** – Pending review at the Budget meeting scheduled for 11/10/10.

**9.3 550 Thain Flat Roof Replacement** – Pending receipt of additional information from the various bidders.

### **NEW BUSINESS**

**10.1 Sewer Cleanout at 502 Thain** – The Board reviewed a proposal from Roto Rooter to move the cleanout from inside the patio to the common area at a cost of \$1715. The decision was made not to proceed at this time.

### **PENDING ITEMS**

*The Well* – The Harmsco Filter is scheduled to arrive at their office either Monday or Tuesday of next week and it will then be installed Wednesday or Thursday of next week per Richard Wong.

*Comcast Services Agreement (Re-wiring project)* - pending clarification of existing outlets and trenching map.

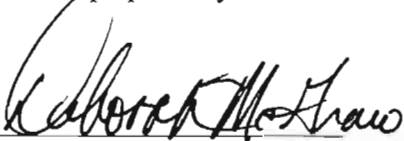
### **CORRESPONDENCE REVIEW**

The Board reviewed correspondence to the owners of 526 and 528 Thain requesting the residents to remove stored articles from the front door and patio areas.

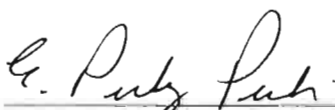
### **ADJOURNMENT & ANNOUNCEMENTS**

The next regular Board of Directors meeting was scheduled for 7pm on November 17, 2010, in the Association's Clubhouse. There being no other business to come before the Board, the Meeting was adjourned at 8:37pm into Executive Session to discuss the current litigation.

Minutes prepared by:

  
Deborah McGraw, CCAM  
PML Management Corporation

Attested:

  
E. Perky Perkins  
Secretary