

BARRON SQUARE HOMEOWNERS ASSOCIATION
Minutes of the Annual Meeting of Members
Wednesday, April 18, 2012

CALL TO ORDER & INTRODUCTIONS

The Annual Meeting of Members, which was held in the Association Clubhouse, was called to order by President Maurice Green at 7:05pm. Board members in attendance were Brooke Bailey, Chris Grillone, E. Perky Perkins, and John Morrissey. Deborah McGraw represented PML Management Corporation.

President Maurice Green welcomed all members and introduced the current Board members. The owners in attendance were also asked to introduce themselves.

CONFIRMATION OF QUORUM

A quorum of members was confirmed by PML Management.

APPROVAL OF 2011 ANNUAL MEETING MINUTES

On a motion duly made and seconded, the 2011 Annual Meeting Minutes were approved as submitted.

ELECTION OF THREE (3) DIRECTORS

Maurice Green announced that there are three openings on the Board of Directors, and that the following homeowners have agreed to run as candidates: Brooke Bailey, Chris Grillone, and Perky Perkins. Maurice Green then asked if there were any nominations from the floor. Since there were none, a motion was made, seconded, approved to close the nominations from the floor. At this time, homeowners Chris Witzel and Lucy Yuan left to count the ballots.

TAX REDUCTION RESOLUTION

Deborah McGraw briefly explained the following resolution which, in accordance with IRS Rev. Rules 70-604, must annually be adopted by the ownership:

WHEREAS the Barron Square Homeowners Association is a California corporation duly organized and existing under the laws of the State of California; and,

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Barron Square Homeowners Association:

RESOLVED, that any excess of membership income over membership expenses, for the year ended December 31, 2012, as defined in IRC Sec. 277, shall be transferred to Replacement Reserves, as provided by IRS Revenue Ruling 70-604.

TREASURER'S REPORT

Treasurer Chris Grillone stated that 2012 is the second year of no increase in the monthly dues assessments. The board worked very hard to reduce the costs of garage door repairs instead of replacement; however the common area lighting is deteriorating and is in need of replacement. These costs have been anticipated and were included in the 2012 budget.

Chris also mentioned that the board is working diligently to keep operating expenses down or stable. He then stated that in 2011 the association's reserve was 52% funded and by the end of 2012 the board anticipates the reserve funding level to be 53%. However by 2014, the reserve fund will decrease due to planned expenses.

LANDSCAPE COMMITTEE REPORT

Chairman Brooke Bailey explained the process of monthly site inspections with the association's landscape representative. Brooke mentioned that the site is currently being watered exclusively by water provided by the association's well. It was also reported that the arborist from Loral Landscaping has reviewed the current condition of the large Eucalyptus (next to 550 Thain) which is in good health, and that the neighboring Monterey Pine trees (next to 562 Thain) are scheduled to be pruned by the owners.

PRESIDENT'S REPORT

President Maurice Green reported on the following:

502 Thain – Interior damage has been repaired and legal issues resolved.

CC&Rs – suggests owners carry individual property insurance, and reminded the residents that the CC&Rs require owners to carry liability insurance at a minimum of \$100,000. All owners are asked to provide proof of insurance once per year. If owners have made upgrades to the interior of the unit, notify management so this information can be kept on file in the event of an insurance claim.

CC&R Amendment – The maintenance of all window, glass doors, and skylights were transferred, by a majority vote of the membership, from the association to the owners.

Pool/Common Area – The pool is open and heated by a combination of solar and gas. The sauna heater was replaced due to necessary repairs. The Board is considering pool passes in order to identify unauthorized visitors. Maurice reminded the residents that Northwest Security is on call for after hours pool area security issues.

Individual Trash cupboards – The Board is looking into replacement of the existing latches to keep them closed.

Fences – Behind building 1, repairs were made due to tree root damage.

Garage Doors – A Committee has been established to determine the number of doors needing repairs.

Lighting – The Board is looking into the possibility of replacing all common area fixtures.

Emergency Preparedness Committee – Thank you to Joel Davidson, Committee Chairman, for his time and effort.

Website – Up and running, continually being updated.

Comcast – After 3 years of discussion/communication, building 8 has been upgraded, and the Board will work to have Comcast complete the remaining buildings in 2012.

Adjacent Property Committee – The Board is currently discussing a situation where the owners of the vacant lot are considering the possibility of rezoning the property from a maximum of 15 units to 30 units.

Perky Perkins introduced and thanked Debbie McGraw from PML for all her services to the community, including her skills with the Landscape Committee. She then went on to thank the following volunteers:

1. Marion MacGillivray her time-consuming service with Board member Brooke Bailey on the Landscape Committee.
2. Laszlo Tokes and Ruth and Mike Lowy for their many years of overseeing the pool opening and closings and general oversight.
3. Ruth Lowy working with Board Secretary Perky Perkins for getting out our quarterly Newsletter. Ruth has been the rock of this task for many, many years.
4. The Volunteer Building Captains under the leadership of Joel Davidson.
5. Maury & Giselle Green for stepping up as Block Captains for Emergency Preparedness, and Joel Davidson for being the Neighborhood Coordinator for Thain Way.
6. Laszlo Tokes, Lucy Yuan, and Board members Maury Green, Chris Grillone, and Brooke Bailey for their ongoing work with the garage door upgrades and repairs Committee.
7. Laszlo Tokes, Lucy Yuan, Ed Miszkiewicz,, Narayan Raju, and Board members Maury Green, Chris Grillone, and Brooke Bailey for their ongoing work with the Lighting Committee.

8. Volunteers working with Board member Perky Perkins who made our Annual Social a great event: Karen and Mike Wirth and Lucy Yuan. And thanks to Dick Evans, Vicki Martin, Ruth and Mike Lowy, and Marion MacGillivray for help with take down. Special thanks to Mike Wirth for being our photographer.
9. Laszlo Tokes for taking on the Lamplighter task, with Ruth Lowy as backup.
10. Ree Dufresne and Ruth Lowy and their excellent committee for the ongoing oversight of the proposals for building on the vacant lot -- 4146 El Camino.

HOMEOWNERS' FORUM

Homeowners present discussed many items brought to their attention during course of the meeting.

RESULTS OF BALLOTING

Deborah McGraw stated that the following owners were elected to serve two-year terms: Chris Grillone, Brooke Bailey, and Perky Perkins. It was also noted that the Tax Reduction Resolution passed by a unanimous vote.

ADJOURNMENT

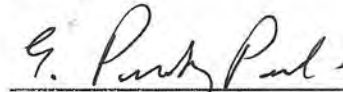
There being no further business, the 2012 Annual Meeting of Members was adjourned at 8:10pm.

Minutes prepared by:



Deborah McGraw, CCAM
PML Management Corporation

Attested:



E. Perky Perkins
Secretary