

BARRON SQUARE HOMEOWNERS ASSOCIATION

Minutes of the Board of Directors Meeting

July 17, 2013

ORDER

The Barron Square Board of Directors Meeting was called to order by President Maurice Green at 7:06pm at the Association's Clubhouse. Board members also in attendance were Brooke Bailey, Chris Grillone, and E. Perky Perkins. Board member John Morrissey was absent. Deborah McGraw represented PML Management. Brian Seifert, representing Cox Seifert Total Construction Management, attended the meeting to discuss the roof inspection proposal.

AGENDA/CALENDAR REVIEW

The Board reviewed the Agenda and Calendar. The draft budget was moved from August to September on the monthly calendar. At this time, the Board agreed to interview Brian Seifert of Cox Seifert Total Construction Management.

HOMEOWNER FORUM

Chris Grillone, owner of 516 Thain, submitted a written request for the conceptual approval to install dormer windows and an air conditioner. The Board agreed to the concept and requested Mr. Grillone to submit a formal architectural approval request for the installation.

EXECUTIVE SESSION DISCLOSURE

The Board met on June 27, 2013, in Executive Session to discuss a property line issue between the Interdale HOA and Barron Square HOA.

APPROVAL OF PREVIOUS MEETING MINUTES

On a motion duly made by Maurice Green and seconded by Chris Grillone, the Minutes of the June 27, 2013, Board of Directors Meeting, were approved, as submitted, with E. Perky Perkins abstaining.

REVIEW ACTION LIST

The Board reviewed the action list.

REPORTS

Treasurer – A summary of the June 2013 financial statement was reviewed as follows:

	Month	Y-T-D	Budget	Variance
Total Revenue	42,067	252,989	254,343	(1,354)
Total Maint. & Repairs	8,614	47,128	47,198	(70)
Total Utilities	3,438	14,159	17,664	(3,505)
Total Admin. Expenses	9,204	55,306	51,174	4,132
Total Reserve Expenses	1,823	75,200	96,672	(21,472)
Total Assets		1,405,684		
Total Liabilities		5,416		
Total Fund Balances		1,400,268	1,411,584	est yr end

Architectural – The owners of 541 Thain have been requested to submit an architectural modification request for the TV antenna already installed on the roof.

Landscaping –

- The July landscape walkthrough was completed last Friday, 7/12. Walkthrough notes will be sent to the board upon receipt from Loral Landscaping.
- Italian Cypress trees next to 539 Thain - Steve Kikuchi has agreed to inspect the trees next week and provide his pruning recommendations as necessary.
- Eucalyptus tree next to 550 Thain – Roy Leggit agreed to take a look at the tree next week when he's on site to inspect the Oak at 522 Thain. It is his general opinion that if there is no accumulation of dead limbs or shrubs, the grass is green and there are no other potentials for a fire laddering effect, then this tree is not a fire hazard.
- Oak tree at 522 Thain – Roy Leggit will inspect the tree next week and provide his recommendations.
- Pear Trees at Building 4– The Landscape Committee agreed to plant one 15 gallon Chinese Pistache tree behind 4164 Thain.

- Australian Willow replacement at 4130 Thain – The Landscape Committee has determined that this area does not need a replacement tree since the current shrubs fill in the area sufficiently.
- 4141 Thain irrigation car damage – the owner of 4141 Thain advised the Board via email, that a sprinkler watered her wheels and caused damage. Loral has since performed a thorough irrigation inspection and adjusted the spray from the sprinklers as necessary.

Grounds – The Board reviewed a summary of work orders sent to various vendors.

Pool & Recreation – Deborah McGraw will be meeting with ML Nielsen to inspect the spa floor to see if a non-slip coating can be applied.

Adjacent Properties – No report.

Lighting Committee – No report.

Insurance Review Committee – No report.

UNFINISHED BUSINESS

2.1 Roofing Consultant, flat roof replacement – After interviewing Brian Seifert of Cox Seifert Total Construction Management a motion was made by Chris Grillone to approve the contract for flat roof replacement construction management. Perky Perkins seconded the motion, which was unanimously approved.

6.1 Water intrusion repairs – No report.

NEW BUSINESS

None.


PENDING ITEMS

- **Fence Repairs** – ML Nielsen will provide a general distribution notice 1 week in advance of the start date, along with a 24 hour construction notice to each resident.
- **Termite Repairs** – Same as above.
- **Concrete Repairs** – Same as above

ADJOURNMENT & ANNOUNCEMENTS

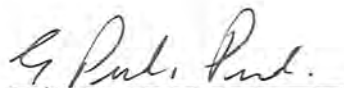
The next regular Board meeting was set for August 21, 2013. There being no other business to come before the Board, the Meeting was adjourned into Executive Session to discuss a legal issue at 8:21pm.

Minutes prepared by:



Deborah McGraw, CCAM
PML Management Corporation

Attested



E. Perky Perkins
Barron Square HOA, Secretary