

**BARRON SQUARE HOMEOWNERS ASSOCIATION**  
**Minutes of the Annual Meeting of Members**  
**Wednesday, April 20, 2016**

**CALL TO ORDER & INTRODUCTIONS**

The Annual Meeting of Members, which was held in the Association Clubhouse, was called to order at 7:03pm. President Maurice Green welcomed all members and introduced the current Board members. The owners in attendance were also asked to introduce themselves. Deborah McGraw was also introduced as the account manager from PML Management Corporation.

**CONFIRMATION OF QUORUM**

A quorum of members was confirmed by PML Management.

**APPROVAL OF 2015 ANNUAL MEETING MINUTES**

On a motion duly made and seconded, the 2015 Annual Meeting Minutes were unanimously approved by the membership, as submitted.

**ELECTION OF THREE DIRECTORS**

Maurice Green announced that there were three openings on the Board of Directors, and that the following homeowners have agreed to run as candidates: Chris Grillone, Richard Evans and Josephine Stiene, all incumbents. Maurice Green then asked the members in attendance if there were any nominations for candidacy from the floor. Since there were none, on a motion duly made and seconded, the nominations were closed.

**TAX REDUCTION RESOLUTION**

Maurice Green 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 nonprofit mutual benefit corporation; and

**WHEREAS** the corporation seeks to act in accordance with applicable IRS Revenue Rulings;

**RESOLVED**, that any surplus funds remaining in the Association's budget at the end of the fiscal year shall be applied to the following year's budget as provided for in IRS Revenue Ruling 70-604.

**BALLOTING**

Maurice Green then requested owners to turn in any remaining ballots. Two homeowners took the ballots and left the room to count them.

**REPORTS**

**President** – Maurice Green reported on the following:

Completed projects in 2015

- Pool:
  - Clubhouse pool deck replaced
  - Salt water chlorinator installed for the pool
  - Auto chlorinator installed for the spa
  - New pool deck umbrellas purchased

- Roofing:
  - New flat roofs on the residential buildings were installed. The board chose a white product for the roof surface since it has increased reflectivity; however, the board is working to mitigate the transition strips which are somewhat visible from the street level. The Committee is looking into sloped roof replacement products.
- Fence repairs:
  - The property line fence along the association's fire lane and 4146 el Camino, including the opposite side adjacent to the Driscoll Place HOA, has been replaced.
- Solar panels:
  - The board briefly investigated the possibility of installing solar panels to be used for common area electrical expenses; however, the project was dropped since it was determined that the cost versus return value was not sufficient.
- Insurance coverage:
  - The board approved a renewal policy with property coverage and a higher deductible. Earthquake insurance was also renewed, but with a lowered deductible to 15%.

#### 2016 Projects:

- The board is working to remodel the clubhouse bathrooms
- Pool gates will be updated and new electronic locks will be installed at the pool, clubhouse, tennis court and El Camino entrance
- The cost to re-evaluate the well will be investigated, considering the water table has dropped and the amount of silt in the well increased, which has led to larger expenses for keeping the well in production.
- It was noted that the billboard sign on the adjacent property at 4146 El Camino has been removed, but there has not been any other activity noted in developing the property
- The exterior building lights will be replaced this year and the board is looking at a "mission style" fixture, similar to the ones found at the Interdale HOA and Zen Hotel. The installation of the new fixtures will be coordinated with the dry rot repair and painting project, which is anticipated to start in the spring.

**Treasurer** – Chris Grillone presented a summary of the year-end 2015 financial statement and discussed the financial impact of the upcoming 2016 projects: Asphalt repairs, Tennis court resurfacing, Pool solar panel inspection and replacement as necessary, Clubhouse gate installation, Garage flat roof replacement and the dry rot repair and painting project.

**Landscaping** – Marion MacGillivray reported on the spraying of Oak trees for Tussock moths, pruning the Oak trees and that the committee is looking into drought resistant plant replacements.

**Committee appreciation** – Jo Stiene thanked Debbie McGraw from PML for her continuing services to the community. She then went on to thank the following volunteers:

- Marion MacGillivray for her time-consuming and caring service on the Landscape Committee;
- Laszlo Tokes and Ruth and Mike Lowy for their many years of overseeing the pool openings and closings and general oversight;
- Ree Dufresne and Ruth Lowy for their ongoing oversight on City actions regarding adjacent property;
- The Emergency Preparedness Building Captains under the leadership of Maury Green: Gisele Green, Gary Dufresne, and Laszlo Tokes. Captains are needed for Buildings, 2, 3, 4, 5, 9, 10, and 11;
- Maury Green for continuing to be the website manager for Barron Square;

- Ruth Lowy, chairperson of Roofing Committee and its members: Laszlo Tokes, Ree Dufresne, Frederick Garderes, Tim Tse, Ted Kamins, and Richard Evans our Board Liaison;
- Laszlo Tokes for continuing as our Lamplighter, with Ruth Lowy as backup;
- Vickie Martin who heads up our Barron Square Zero Waste Program;
- Perky Perkins for her role in maintaining the Association Roster; and
- The Volunteers who worked with Maury and Perky on the association's enjoyable Annual Social event: Lucy Yuan, Vickie Martin and Dick Evans, for their help in making it such a nice afternoon with special thanks to Mike Wirth for again stepping up to be our cameraman.

The Board thanks you all as we could not do without your support.

**HOMEOWNERS' FORUM**

The following topics were also discussed with the homeowners present: A resident notified the Board that it appears a non-resident is providing tennis lessons on the association's court and asked to have the red curbs painted on Thain Way.


**RESULTS OF BALLOTING**

Deborah McGraw reported that based on the ballot results, the following owners were elected to serve two-year terms: Chris Grillone, Richard Evans and Josephine Stiene. It was also noted that the Tax Reduction Resolution passed by a unanimous vote.

**ADJOURNMENT**

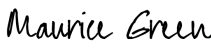
There being no further business, the 2016 Annual Meeting of Members was adjourned at 8:27pm.

Minutes prepared by:

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Deborah McGraw, CCAM  
PML Management Corporation

Attested:

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Maurice Green, Board President  
Barron Square Homeowners Association