

BARRON SQUARE HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Meeting
October 19, 2016

ORDER

The Barron Square Board of Directors Meeting, which was held in the Association clubhouse, was called to order by President Maurice Green at 7:13pm. Board members also in attendance were Richard Evans, John Morrissey and Veena Rajaraman. Director Chris Grillone was absent. Debbie McGraw represented PML Management. Another homeowner attended the meeting along with Will Countner of Richard Avelar & Associates and Todd Schulze of A.C. Enterprises.

AGENDA/CALENDAR REVIEW

The Board reviewed the Agenda and Calendar.

HOMEOWNER FORUM

A homeowner attended to discuss the proposed smoking regulations. He expressed concern about banning smoking in patios and decks, believing that this may drive residents to smoke inside their homes. The possible impact on sales and rentals was also discussed.

APPROVAL OF PREVIOUS MEETING MINUTES

On a motion duly made by Richard Evans and seconded by Veena Rajaraman, the minutes of the September 21, 2016 Board of Directors meeting were approved as submitted.

REVIEW ACTION LIST

The Board reviewed the action list and updated various action items, as necessary.

REPORTS

Treasurer – A summary of the September 2016 financial statement was reviewed as follows:

	Month	YTD Actual	YTD Budget	Variance	Total Budget
Total Revenue	50,894	458,134	457,110	1,024	612,375
Total Maint. & Repairs	6,752	80,100	75,915	4,185	111,190
Total Utilities	5,916	43,145	29,871	13,274	39,920
Total Admin. Expenses	9,299	89,429	89,037	392	118,738
Operating sub total	21,967	212,674	194,823	17,851	269,848
Total Reserve Expenses	148,925	286,790	822,501	(535,711)	1,043,519
Total Assets		1,582,792			
Total Liabilities		104,150			
Total Fund Balances		1,478,642	748,326	est yr end	

Committee Reports:*Architectural* –

ACC Requests – 4122 Thain has requested to install a new light fixture on their patio. Approval on hold while Maury looks for a motion sensor bulb.

Violations – None

Landscaping -

- *Podocarpus tree pruning in pool* – Pending completion by Loral. To be done when the Pine trees around building 4 are removed.

- *Pine tree removal* – A permit request to remove the 2 trees behind 4162 Thain and the one between building 4 and 5 (along the fence) has been submitted to the City. Pending their approval.
- *582 Thain Oak tree removal* – Based on further inspection by Loral, it was agreed that the two viable sites for the mandatory Oak tree installation are in front of building 1 and 10. Loral will proceed with the replacement.
- *Tree Management Experts* – An inspection was performed on the Redwood trees to determine if the excessive droppings are “normal.” It was determined that in their professional opinion the excessive leaf dropping is due to both a pest infestation and drought stress and that adequate watering will help to improve the health of the tree and improve its own defenses against the pest. No action is necessary at this time.

Pool/ Recreation – The pool heat has been turned off for the season.

Roofing – Richard Evans reported that the committee is continuing to look for sloped roof replacement material.

Adjacent Property report – A letter has been sent to the adjacent owner requesting reimbursement for one half of the fence installation cost, per the Good Neighbor Fence Act of 2013. No reply has been received.

Manager’s report – A list of open work orders was provided for Board review. No action was taken.

UNFINISHED BUSINESS

1.2 Well pump system repairs – The Board discuss the proposed repairs to the well provided by Garcia Well and Pump. According to Garcia Well and Pump Company, clean out and redevelopment of the well, including another flow test, will be a 4 to 5-day process at \$6,200. After some discussion Richard Evans made a motion to approve of the cost for the well to be redeveloped. Maurice Green seconded the motion, which was unanimously approved.

6.4 Clubhouse bathroom remodeling – Maurice Green will contact Richard Evans contractor to review his ideas for the bathroom remodeling project.

NEW BUSINESS

10.1 Gutter Cleaning – Professional Gutter Cleaning will perform the necessary cleaning as follows, starting on 11/10/16:

- Entire property - February \$2,800
- Buildings 6-11 as needed – May/August at \$1,300 each
- Entire property – November \$2,300

PENDING ITEMS

- *Painting/dry rot repair project* – Will Countner of Richard Avelar & Associates and Todd Schulze of A.C. Enterprises attended the meeting to provide a status update of the project. Will reported that there are seven (7) decks that will need to be replaced due to extensive dry rot. A proposal was presented from Richard Avelar & Associates to provide architectural and additional project management services to prepare the scope of work for the deck replacements. After some discussion Richard Evans made a motion to approve of the proposal. John Morrissey seconded the motion which was unanimously approved.
- *Residential building lighting replacement* – Maurice Green reported that he is looking for an electrician to install the new fixtures since the installation by ACE has not gone smoothly.

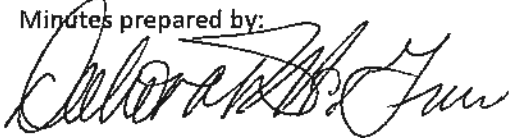
- **Asphalt paving and restriping, CalVac Paving** – scheduled for spring of 2017.
- **Pool area gates/lock replacement, Bay Cities** – In progress.
- **Resident vehicle registration** – The Board reviewed a revised roster update form which would include information about resident's vehicles. Maurice Green offered to include the form with the next Newsletter for residents/owners to complete and return to PML.
- **Survey regarding cigarette smoking** – The results of the survey are as follows:
 - a. Should the Board of Directors establish a rule banning smoking (cigarettes, electronic cigarettes, cigars, pipes, etc.) in the Common Areas of the Barron Square Association (including Exclusive Use Common Areas)?
 - i. 73.3% Agree
 - ii. 26.7% Disagree
 - b. Would you support a modification of the CC&R's of the Barron Square Association to establish a smoke-free environment in the entire complex?
 - i. 58.6% Agree
 - ii. 41.4% Disagree

After some discussion, the Board agreed to table further discussion to the November meeting.

ADJOURNMENT & ANNOUNCEMENTS

The next regular Board meeting was scheduled for November 16, 2016, at 7:00pm in the association's clubhouse. There being no other business to come before the Board, the Meeting was adjourned at 9:20pm.

Minutes prepared by:



Deborah McGraw, CCAM
PML Management Corporation

Attested:

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Veena Rajaraman, Secretary
Barron Square Homeowners Association

