

BARRON SQUARE HOMEOWNERS ASSOCIATION
Minutes of the Annual Meeting of Members
Wednesday, April 18, 2018

CALL TO ORDER & INTRODUCTIONS

The Annual Meeting of Members, which was held in the Association Clubhouse, was called to order at 7:05pm. President Richard Evans welcomed all members and introduced the current Board members. Deborah McGraw and Virenea Monteiro represented PML Management Corporation.

CONFIRMATION OF QUORUM

A quorum of members was confirmed by PML Management.

APPROVAL OF 2017 ANNUAL MEETING MINUTES

On a motion duly made and seconded, the 2017 Annual Meeting Minutes were unanimously approved by the membership, as submitted.

ELECTION OF THREE DIRECTORS

Richard Evans announced that there were three openings on the Board of Directors, and that the following homeowners had agreed to run as incumbent candidates: Richard Evans and Chris Grillone. Nominations were then requested from the floor. There being none, on a motion duly made and seconded, the nominations were closed.

TAX REDUCTION RESOLUTION

Richard Evans 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

Homeowners were requested to turn in any remaining ballots. Two homeowners and Virenea Monteiro took the ballots and left the room to count them.

REPORTS

President – Richard Evans reported on the following:

Completed the following projects in 2017:

- Completed the dry rot repair/painting project
- Replaced 8 decks
- Completed replacement of all common area lights fixtures and installed LED bulbs
- Installed security cameras at the pool
- Installed closure sensors on pool gates
- Installed locks on Owner gates, facing the pool
- Replaced mailbox covers

2018 anticipated projects:

- Investigate the possibility of installing a storage tank for well water
- Remodel clubhouse bathrooms and kitchen
- Install security cameras on Thain Way

Treasurer – Chris Grillone noted that the board approved a minor increase to the 2018 monthly dues in order to keep the association’s reserve account at an acceptable level. Chris mentioned that the Board is also reviewing the association’s earthquake insurance to determine the level and coverage is adequate.

Landscaping – Kathy Riley reported that she is happy with the maintenance of the property by Loral Landscaping. Kathy mentioned that the Pear trees along the clubhouse driveway have a disease called fire blight. Loral will provide their recommendations for treatment or removal. Deborah McGraw reported that Loral has been approved to perform tree pruning throughout the site which will be accomplished in the next month. It was also noted that the Board is looking at hiring a landscape architect to provide options for re landscaping the pool area, due to the excessive debris which falls into the pool from the surrounding trees.

HOMEOWNERS’ FORUM

The following topics were discussed with the homeowners present:

- Issues with Tesla and Volvo workers parking on Thain and dumping their trash in the street.
- Issues with Volvo unloading their vehicles on Maybell which creates an unsafe situation with children on bicycles trying to get by the large carrier.
- Maury Green noted that a city-wide emergency service drill is going to be performed on 4/29/18 with Barron Square as the control center for Barron Park.
- Terry Gammon reported that Civil Code requires associations to allow residents to dry their clothes on lines outside the home. Richard Evans agreed that it is good to use solar energy, but with the condition that the clothes lines are not visible from the common area.

Milo Gwosden thanked the Board, Committee members and PML for their service to the community.

RESULTS OF BALLOTING

Deborah McGraw reported that based on the ballot results, the following incumbent board members were elected to serve two-year terms each: Chris Grillone and Richard Evans. It was also noted that the only write in candidate, Alan Marson, was not in attendance to accept the nomination. Richard Evans stated that he asked Alan Marson to be on the ballot, but he declined. The Board will discuss appointing an owner to fill the remaining position at the next open board meeting. The Tax Reduction Resolution passed by a unanimous vote.

Richard Evans noted that the third position up for re-election was held by Veena Rajaraman, who chose not to run on the ballot for re-election. Richard Evans thanked Veena for her services to the Board since being appointed two years ago.

ADJOURNMENT

There being no further business, the 2018 Annual Meeting of Members was adjourned at 8:21pm.

Minutes prepared by:

Attested:

Deborah McGraw, CCAM-PM-HR.CI
PML Management Corporation

Richard Evans, President
Barron Square Homeowners Association