

BARRON SQUARE HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Meeting
June 20, 2018

ORDER

The Barron Square Board of Directors Meeting, which was held in the Association clubhouse located at 4111 Thain Way in Palo Alto, was called to order at 7:07pm. Board members in attendance were Richard Evans, Chris Grillone, Ayla Singhal, and Irina Selvaretnam. Deborah McGraw represented PML Management.

AGENDA/CALENDAR REVIEW

The Board reviewed the Agenda and Calendar.

HOMEOWNER FORUM

- The caretaker of 590 Thain attended the meeting to find out the status of roof repairs, garage/fence repairs and rodent issues.
- The owner of 4168 Thain presented an Architectural Request for approval of interior lighting modifications.

APPROVAL OF PREVIOUS MEETING MINUTES

On a motion duly made by Richard Evans and seconded by Chris Grillone, the minutes of the 5/16/18 Board of Directors meeting were approved as submitted with Irina Selvaretnam abstaining from the vote.

REVIEW ACTION LIST

The Board reviewed the action list. No action was taken.

REPORTS

Treasurer – The Board reviewed a summary of the May 2018 financial statement as follows:

	Month	YTD Actual	YTD Budget	Variance	Total Budget
Total Revenue	53,141	266,236	262,940	3,296	631,059
Total Maint. & Repairs	10,907	52,720	50,720	2,000	121,722
Total Utilities	3,331	15,477	26,535	(11,058)	63,680
Total Admin. Expenses	10,027	49,147	43,040	6,107	103,292
Operating sub total	24,266	117,344	120,295	(2,951)	288,694
Total Reserve Expenses	6,494	37,236	103,240	(66,004)	247,780
Total Expenses	30,760	154,580	223,535	(68,955)	536,474
Total Assets		1,179,369			
Total Liabilities		21,882			
Total Fund Balances		1,157,487	1,162,673	est yr end	

Committee Reports:

Architectural – The Committee previously approved for 548 Thain to install hardwood flooring. The Board reviewed a request from Richard Evans, the owner of 4168 Thain, to replace the overhead dining room light using a licensed electrician. On a motion duly made by Chris Grillone and seconded by Irina Selvaretnam the request was approved with Richard Evans abstaining from the vote.

Landscaping – The board reviewed the following:

- June 2018 Landscape notes from Loral.
- On a motion duly made by Chris Grillone and seconded the Richard Evans, the board approved Loral's bids for landscape renovations at 590 Thain, 2018-0532@ \$1,532.25; and 2018-0577 at \$216 for plants to be added to the raised planter bed in the pool area.
- Pool Area Re-landscaping – In process of obtaining competitive bids for architectural services to be used in budgeting to be completed in 2019.
- Tree Pruning – completed by Loral.

Pool/ Recreation –

- Irrigation well-water holding tank – No report. PML has requested a meeting with Garrett Sauls, Palo Alto Planning, on site to review setback requirements.
- Interior Light modifications – No report. Pending receipt of a rebid from Modern Electric.
- Solar panel replacement – Scheduled for installation during the week of 6/25/18.
- Spa water level – Chris Grillone stated that the spa water level appears abnormally low.
- Pool furniture – On a motion duly made by Chris Grillone and seconded by Richard Evans, the board authorized the pool committee to purchase new furniture at a cost not to exceed \$3,000, which is within budget.

Roofing – No report.

Adjacent Property – Chris Grillone expressed his concern about people living in RVs on El Camino in front of the association and the adjacent property at 4146 El Camino. Owners are encouraged to contact the Palo Alto Police Department Abandoned Vehicle hotline if they see this behavior.

Manager's report/Action List review – No additional information was provided.

UNFINISHED BUSINESS

8.1.17 Use of common area land on El Camino – Tabled for discussion at the next meeting.

11.3.17 Responsibility Assignment and Fine Structure review – No report.

1.1 Pickle ball court addition to tennis court – There was some discussion about the possibility of converting the tennis courts to a multi-use court, which would allow for pickle ball, basketball, and tennis to be played on the same court. The board's concern is the amount of additional noise that may be generated by the resident using the courts for various activities. PML will contact Saviano to find out if they have painted lines on courts for multi-use play.

5.1 Board member appointment – Tabled for discussion at the next meeting.

5.2 Tree limb damage at 590 Thain – The board reviewed a bid from Frank Fiala Roofing for repairs to the roof at a cost of \$4,454. After some discussion a motion was made by Richard Evans to approve the bid for the repairs. Chris Grillone seconded the motion which was approved by the board with Ayla Singhal abstaining from the vote.

5.3 Use of Exterior clotheslines, discussion – Tabled for discussion at the next meeting.

NEW BUSINESS

6.1 Community room use, review current rules – Tabled for discussion at the next meeting.

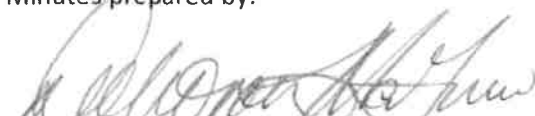
PENDING ITEMS

- **Clubhouse bathroom remodeling project, design review** – It was reported that JoAnn Madeira Gann has notified PML that she doesn't have time to provide alternate materials for board review and provided a recommendation for an interior designer. PML will contact the designer for a cost to provide this service.
- **Key job replacement cost rule** – No report. Pending submittal of the rule to the membership for 30-day comment.

ADJOURNMENT

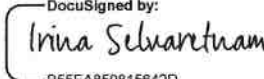
The next meeting is scheduled for July 18, 2018 at 7:00pm in the association's clubhouse. There being no other business to come before the Board, the Meeting was adjourned into executive session to discuss a reimbursement request at 8:27pm.

Minutes prepared by:



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

Attested by:

DocuSigned by:


B55EA859815842D
Irina Selvaretnam, Secretary
Barron Square Homeowners Association