

BARRON SQUARE HOMEOWNERS ASSOCIATION
Minutes of the Annual Meeting of Members
Wednesday, April 24, 2019

CALL TO ORDER & INTRODUCTIONS

The Annual Meeting of Members, which was held in the Association Clubhouse, was called to order at 7:00pm. President Richard Evans welcomed all members and introduced the current Board members. Deborah McGraw represented PML Management Corporation.

CONFIRMATION OF QUORUM

A quorum of members was confirmed by PML Management.

APPROVAL OF 2018 ANNUAL MEETING MINUTES

On a motion duly made and seconded, the 2018 Annual Meeting Minutes were unanimously approved by the membership, as submitted.

ELECTION OF TWO DIRECTORS

Board President Richard Evans announced that there were two openings on the Board of Directors, and that the following homeowners had agreed to run as candidates: Joel Davidson, Anton Nemychenkov. 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 that the board will be working on the following projects in 2019:

- Increasing video camera coverage of common areas
- Searching for a contractor to rebuild the spa
- Remodeling the community room & bathrooms has been placed on hold while the association looks for a new designer/contractor
- Hiring a project manager for the garage flat roof replacement which will probably take place in 2020
- Performing exterior deck/balcony inspections
- Performing Garage door inspections

Treasurer – Chris Grillone reported that the board approved a 4% increase to the 2019 monthly dues in order to keep the association's reserve account at an acceptable level. If the anticipated \$850,000 of reserve expenses are spent the association's reserve fund will be at approximately 60% by the end of the fiscal year.

Landscaping – Kathy Riley reported on the following:

- Large trees starting to fail - Kathy reported that an application has been submitted to the city requesting permission to remove five red iron bark Eucalyptus trees due to large limb failures. Owners near the large Tasmanian Eucalyptus tree next to 550 Thain, along the association's property line have expressed concern about the tree's health so, the board will have the association's independent arborist inspect the tree and provide a report for the board's review.
- Overgrown Podocarpus trees at the pool which creates a lot of debris in/around the pool
- The Brisbane Box tree in front of 4131 Thain was not planted properly and has failed, which Loral will replace at no cost to the association

HOMEOWNERS' FORUM

The following topics were discussed with homeowners present:

- More community involvement by joining the Board or serving on committees
- Pool Committee asked for the solar to be turned on soon
- Garage door inspections – the board explained that the current condition of the doors will be evaluated

RESULTS OF BALLOTING

Deborah McGraw reported that based on the ballot results Joel Davidson and Anton Nemychenkov were elected to serve two-year terms each. There were no write in candidates and the Tax Reduction Resolution passed by a unanimous vote.

ADJOURNMENT

There being no further business, the 2019 Annual Meeting of Members was adjourned at 8:10pm.

Minutes prepared by:

Attested:

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

Richard Evans, President
Barron Square Homeowners Association