

BARRON SQUARE HOMEOWNERS ASSOCIATION
Minutes of the Executive Session Board of Directors Meeting
April 15, 2020

ORDER

The Barron Square Board of Directors Meeting, which was held via conference call was called to order at 7:00pm. Board members in attendance were Joel Davidson, Richard Evans, Chris Grillone and Anton Nemychenkov.

AGENDA/CALENDAR REVIEW

The Board reviewed the Agenda and Calendar.

HOMEOWNER FORUM

- No Homeowners Present

APPROVAL OF PREVIOUS MEETING MINUTES

None

EXECUTIVE SESSION DISCLOSURE

The Board of Directors met in Executive Session on December 18, 2019 to discuss manager change at PML.

REPORTS

Treasurer – The Board reviewed the February 29, 2020 financial report which is summarized below:

	Month	YTD Actual	YTD Budget	Variance	Total Budget
Total Revenue	59,695	120,216	117,118	3,098	702,697
Total Maint. & Repairs	11,084	18,496	25,816	(7,320)	154,910
Total Utilities	2,469	4,797	9,106	(4,309)	51,620
Total Admin. Expenses	10,473	20,841	20,408	433	122,445
Operating sub total	24,026	44,134	55,330	(11,196)	328,975
Total Reserve Expenses	3,679	3,679	175,882	(172,203)	1,055,290
Total Expenses	27,705	47,813	231,212	(183,399)	1,384,265
Total Assets		1,598,121			
Total Liabilities		30,076			
Total Fund Balances		1,568,045			

Committee Reports:

Architectural – None at this time.

Landscaping – The Board reviewed the following:

Loral Landscape Report

Pool/ Recreation – Pool Area is closed at this time.

Roofing – No report.

Adjacent Property – No report.

Manager’s report/Action List review – It was reported that PML had people on site today to check into the leak in the spa room as well as to try and figure out why the ventilation fan is not working. PML will pass along what they find as soon as we receive it. They did note that some of the drywall in the spa room may need to be removed to find the leak.

UNFINISHED BUSINESS

2.3 Garage flat roof replacement, project management – These roofs were inspected a few years ago and recommendation was to replace them at that time. We are pending receipt of a proposal from Bens Roofing.

2.4 Spa replacement options, discussion – Pending receipt of proposals, we met with one company prior to the stay order.

2.6 Installation of security cameras in the common area – PML has reached out to a couple of vendors regarding the installation of cameras but no one wants to meet right now so this will be done for the May meeting.

8.1 Clubhouse bathroom upgrade – This matter is on hold for now since we cannot get any contractors out. We are still waiting for a proposal on the design from Saylor.

10.2 Compromised mailbox kiosks – Pending any discussion

Fiala Roofing schedule – This matter is on hold until the stay at home order is lifted.

2.4 Pro Roto Proposal Update – Pro Roto replaced the broken line at 535 Thain Way and installed a two way clean out with pop off caps.

We received a proposal from Express Plumbing to replace a broken line at 4131 Thain Way where there is a broken sewer line and the one bathroom is no longer functional, cost is \$6,480.00. PML has asked Pro Roto for a proposal as well to repair.

NEW BUSINESS

4.1 Repairs to the Gas Lines – This repair has been completed

4.2 Fence Repairs – This item is pending a cost to repair the fence from All-Fence. PML will follow up on this project and report back to the Board.

4.3 Garage Door Inspections – This item was completed but PML is still working on a report.

4.4 Insurance – This matter was resolved and for the time being the earthquake policy is still in place.

4.5 Interior Repairs – No Discussion

PENDING ITEMS

- 561/559 Thain water damage, State Farm insurance claim – The master policy picked up this claim. Association will receive the \$15,000 deductible.

ADJOURNMENT

There being no other business to come before the Board the meeting was adjourned at 8:15pm. The next Board of Directors Meeting is scheduled for May 20, 2020 at 7pm.

Minutes prepared by:

Attested by:

Joseph D'Agostino, CCAM
PML Management Corporation

Anton Nemychenkov, Secretary
Barron Square Homeowners Association