

BARRON SQUARE HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Meeting
June 17, 2020

ORDER

The Barron Square Board of Directors Meeting, which was held via conference call was called to order at 7:04pm. Board members in attendance were Joel Davidson, Anton Nemychenkov, Richard Evans and Chris Grillone.

AGENDA/CALENDAR REVIEW

- The Board reviewed the Agenda and Calendar.

HOMEOWNER FORUM

- Opening the pool as soon as Santa Clara County will allow it.
- AC unit still in the window of unit 4104
- Gas Line installations and dirt against the shingle area
- Refrigerator out on the sidewalk has been removed.
- Follow up on replacing the ventilation fan in the spa.
- Pagoda Light Repair
- Replacement of the mailboxes with new 4C style with better locking mechanisms.

APPROVAL OF PREVIOUS MEETING MINUTES

On a motion, duly made and seconded and passed by unanimous vote, the Board approved the June 17, 2020 meeting minutes as written.

REPORTS

Treasurer – The Board reviewed the May 31, 2020 financial report which is summarized below:

	Month	YTD Actual	YTD Budget	Variance	Total Budget
Total Revenue	58,753	297,286	292,795	4,491	702,697
Total Maint. & Repairs	8,522	44,873	64,540	(19,667)	154,910
Total Utilities	3,896	16,251	22,785	(6,534)	51,620
Total Admin. Expenses	11,704	58,459	51,020	7,439	122,445
Operating sub total	24,122	119,583	138,345	(18,762)	328,975
Total Reserve Expenses	14,660	53,289	439,705	(386,416)	1,055,290
Total Expenses	38,782	172,872	578,050	(405,178)	1,384,265
Total Assets		1,632,523			
Total Liabilities		17,188			
Total Fund Balances		1,615,335			

Committee Reports:

Architectural – Approval letter to 537 Thain Way to install an AC unit.

Landscaping – It was requested that a walkthrough should be set up with Howard from Loral and the landscape committee.

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

Roofing – No report.
Adjacent Property – No report.
Manager’s report/Action List review –

UNFINISHED BUSINESS

2.3 Garage flat roof replacement, project management – Pending Proposals.

2.4 Spa replacement options, discussion – Now that the order has been eased we should be able to get some contractors out to give us some pricing.

2.6 Installation of security cameras in the common area – Member, Maury Green reported he has contacted and met with contractors to discuss the possibility of installing security cameras. It was noted that the availability would be difficult. Installation of a mesh network was discussed. Losing band with from point to point could also be a problem. Pending proposals on options from contractors. It was further noted that one contractor recommended the installation of a camera that would record license plates as they entered and exited the buildings. Board Member, Chris Grillone said he was looking into the possibility of having Comcast provide the wireless system needed. Also looking into Google nest system.

8.1 Clubhouse bathroom upgrade – PML contacted Sayler and a proposal is coming, they have been closed over the past few months. PML is also looking for the proposal received from AC Enterprises.

Fiala Roofing schedule – Pending schedule date from Fiala Roofing.

11.1 Election Rules – On a motion duly made and seconded and passed by unanimous vote, the Board approved the election rules to be sent to the homeowners.

NEW BUSINESS

6.1 Plumbing Repairs – It was noted that PML has approved Express Plumbing to perform the valve replacement at unit 588. Also, at units 4146 and 4144 for \$1,750.00. This work has been completed.

6.2 Fence Repairs – PML reported that they had not heard back from All Fence on this yet.

6.3 Garage Door Inspections – PML Maintenance has not been able to come back to complete the inspection. It was stated that AC Enterprises already did an inspection of the garage doors.

6.4 Spa Ventilation – PML finally heard back from Atlas Heating and they told us they do not have time to do this project, we also had another vendor who said it was too big for them. We have reached out to two more heating and AC Companies and are meeting with both early next week.

6.5 Gas Line Repairs – This matter is to be discussed at the Annual Meeting.

PENDING ITEMS

ADJOURNMENT

There being no other business to come before the Board the meeting was adjourned at 9:30pm. The next Board of Directors Meeting is scheduled for July 15, 2020 at 7pm.

Minutes prepared by:

Joseph D'Agostino, CCAM
PML Management Corporation

Attested by:

Anton Nemychenkov, Secretary
Barron Square Homeowners Association