

BARRON SQUARE HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Meeting
July 22, 2020

ORDER

The Barron Square Board of Directors Meeting, which was held via conference call was called to order at 7:03pm. 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

- Possible revisions to the CC&Rs regarding insurance
- Replacement of water heaters at 10 years
- Subrogation clause in the CC&Rs
- Water leak detection system for water heaters
- Pool rules regarding kids and large float devices being left in the pool area
- Use of pool by people other than residents.
- Leaf blower for the tennis courts

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 June 30, 2020 financial report which is summarized below:

| | Month | YTD Actual | YTD Budget | Variance | Total Budget |
|----------------------------|---------------|------------------|----------------|------------------|------------------|
| Total Revenue | 58,711 | 355,997 | 351,354 | 4,643 | 702,697 |
| Total Maint. & Repairs | 11,936 | 22,518 | 27,318 | (4,800) | 154,910 |
| Total Utilities | 6,268 | 22,518 | 27,913 | (5,395) | 51,620 |
| Total Admin. Expenses | 11,624 | 70,083 | 61,224 | 8,859 | 122,445 |
| Operating sub total | 29,828 | 115,119 | 116,455 | (1,336) | 328,975 |
| Total Reserve Expenses | 6,480 | 59,769 | 527,646 | (467,877) | 1,055,290 |
| Total Expenses | 36,308 | 174,888 | 644,101 | (469,213) | 1,384,265 |
| Total Assets | | 1,649,427 | | | |
| Total Liabilities | | 11,589 | | | |
| Total Fund Balances | | 1,637,838 | | | |

Board Treasurer, Chris Grillone reported that the Association opened up a few new CD's with staggered terms.

Committee Reports:

Architectural – The following architectural requests have been approved:

528 Thain Way, Windows **Approved**

4164 Thain Way, AC installation **Approved**

Landscaping – Proposal from Loral Landscape for irrigation improvements for \$330.00. This proposal was approved on 6/30/2020.

There is a landscape walkthrough scheduled for 7/31/2020 at 10am.

Pool/ Recreation – It was reported that the owners using the pool are following the social distancing rules.

Roofing – PML was asked to find out if there was a recent cleaning of some of the gutters around the property.

Adjacent Property – No report.

Manager's report/Action List review –

- It was requested that PML have Kilroy install a bait station near unit 516 in building 9
- Also send out Terminix to inspect the roof area for termites

UNFINISHED BUSINESS

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

2.4 Spa replacement options, discussion – PML met with contractor and pending proposal to replace the spa.

2.6 Installation of security cameras in the common area – The possibility of only installing license plate readers was discussed. The Committee is pending receipt of proposals for camera installation.

8.1 Clubhouse bathroom upgrade – It was requested that PML see what they can find regarding work the designer has already done on this project and reach out to AC Enterprises.

Fiala Roofing schedule – Reached out to Fiala Roofing to get a date this work will be completed. Looks like it will be the first week in August but waiting confirmation prior to sending out notice.

6.2 Fence Repairs – PML has this scheduled for Wednesday 7/29.

NEW BUSINESS

7.1 2020 Tax Preparation and Review – We have received a proposal from Marcello Lara to prepare the Associations 2020 tax returns and perform a financial review. Total cost is \$1,400.00 for the review and \$400.00 to prepare the taxes. On a motion duly made and seconded and passed by unanimous vote, the Board approved Marcello Lara to perform the financial review and prepare the Associations tax returns.

7.2 Resident Roster – For the Board’s records.

7.3 Garage Door Inspections – Reached out to AC Enterprises and they could not locate an inspection report.

7.4 Spa Ventilation – PML reported that they have met with a couple of contractors and will have proposals for the next meeting.

7.5 Water Valves and Regulators – PML has received a proposal from Express Plumbing to replace all the water regulators in the closet near 504 Thain Way. One is leaking at this time but there are seven others that are just as old, and replacement is recommended. Total cost is \$875.00 each for a total cost of \$7,000.00. On a motion duly made and seconded and passed by unanimous vote, the Board approved the replacement of all the regulators for \$7,000.00

ADJOURNMENT

There being no other business to come before the Board the meeting was adjourned at 9:00pm. The next Board of Directors Meeting is scheduled for August 19, 2020 at 7pm.

Minutes prepared by:

Joseph D'Agostino, CCAM
PML Management Corporation

Attested by:

Anton Nemychenkov, Secretary
Barron Square Homeowners Association