

**BARRON SQUARE HOMEOWNERS ASSOCIATION**  
**Minutes of the Board of Directors Meeting**  
**March 17, 2021**

**ORDER**

The Barron Square Board of Directors Meeting, which was held via conference call was called to order at 7:01pm. Board members in attendance were, Anton Nemychenkov, Richard Evans and Chris Grillone. Board Member, Joel Davidson was absent. Joseph D'Agostino represented PML Management Corporation.

**AGENDA/CALENDAR REVIEW**

- The Board reviewed the Agenda and Calendar.

**HOMEOWNER FORUM**

- Installation of safety measure on the upper unit water heaters. Possibly looking onto installers homeowners could use.
- City wide May 5<sup>th</sup> cleanup day.
- Replacing the batteries has been completed.
- Painting of the red curbs.
- No parking signs on El Camino for Street cleaning.

**APPROVAL OF PREVIOUS MEETING MINUTES**

On a motion, duly made and seconded and passed by unanimous vote, the Board approved the February 17, 2021 meeting minutes as written.

**REPORTS**

Treasurer – The Board reviewed the January 28, 2021 financial report which is summarized below:

	Month	YTD Actual	YTD Budget	Variance	Total Budget
<b>Total Revenue</b>	<b>58,834</b>	<b>117,527</b>	<b>117,116</b>	<b>411</b>	<b>702,697</b>
Total Maint. & Repairs	11,738	18,812	26,430	(7,618)	158,590
Total Utilities	2,259	5,058	10,552	(5,494)	63,320
Total Admin. Expenses	11,786	23,436	24,900	(1,464)	149,411
<b>Operating sub total</b>	<b>25,783</b>	<b>47,306</b>	<b>61,882</b>	<b>(14,576)</b>	<b>371,321</b>
Total Reserve Expenses	0	0	154,698	(154,698)	928,195
<b>Total Expenses</b>	<b>25,783</b>	<b>47,306</b>	<b>216,580</b>	<b>(169,274)</b>	<b>1,299,516</b>
Total Assets		1,843,596			
Total Liabilities		47,670			
<b>Total Fund Balances</b>		<b>1,795,926</b>			

**Committee Reports:**

Architectural – The following architectural requests have been submitted for review:

- 537 Thain Way: Installation of new skylights. **Approved**
- 541 Thain Way: Installation of new AC Unit. **Approved**

Landscaping – The following proposals have been submitted by Loral Landscape.

- 4102 Thain Way, installation of plant material for \$952.00
  - 4128 Thaqin Way, Hard pruning to Rosemary and installation of new plant material for \$204.00
  - 4150 Thain Way, Installation of plant material for \$68.00
  - 4164 Thain Way, Remove privet shrubs and install Crape Myrtle for \$305.00
  - Tennis Court area on El Camino, remove dead tree and install new for \$170.00
- Total for all work: \$1,699.

On a motion duly made and seconded and passed by unanimous vote, the Board approved the above work to be done

Pool/ Recreation – No Report at this time.

Adjacent Property – It was noted that there has been no activity regarding this property.

Manager's report/Action List review –

- Concrete work outside unit 4170 was too large for our maintenance crew so we have contacted American Asphalt to give a proposal.

## **UNFINISHED BUSINESS**

**2.3 Garage flat roof replacement, project management** – Scope is completed we can now go out to bid on this project.

**2.4 Spa replacement options, discussion** – Still pending proposals, I have personally reached out to around five vendors on line to get a price on this project, two responded so am going to meet wit them.

**2.6 Installation of security cameras in the common area** – Board Treasurer, Chris Grillone reported that he is gathering information on WIFI as well as possibly installing a cable modem.

**2.5 Painting of the fire lanes** – Pending information from public works. PML Maintenance is working on a proposal to paint all other curbs that are not City responsibility.

## **NEW BUSINESS**

**3.1 2021 Annual Meeting** – Annual Meeting will be held on April 15, 2021. Confirming there are two members up for re-election, Anton and Joel.

**3.2 Reserve Study Update Meeting** – Review of the Reserve Study is scheduled for April 12, 2021 at 5:30pm.

**3.3 Sayler Design for the Clubhouse** – It was reported that PML met with Sayler in their office to discuss this project. Sayler would like to set up a meeting on site in the clubhouse for the Board to review the boards and material being proposed. Proposed dates to meet are on March 29<sup>th</sup> or April 12<sup>th</sup>.

**3.4 Earthquake Insurance Renewal** – This policy was renewed and is just pending ratification by the Board. On a motion duly made and seconded and passed by unanimous vote, the Board approved the renewal of the earthquake insurance policy.

**3.5 Governing Documents** – Pending any discussion on revising the governing documents.

## **Correspondence**

### **ADJOURNMENT**

There being no other business to come before the Board the meeting was adjourned into Executive Session at 8:25pm. The next Board of Directors Meeting is scheduled for March 17, 2021 at 7pm.

Minutes prepared by:

Joseph D'Agostino, CCAM  
PML Management Corporation

Attested by:

Anton Nemychenkov, Secretary  
Barron Square Homeowners Association