

**BARRON SQUARE HOMEOWNERS ASSOCIATION**  
**Minutes of the Board of Directors Meeting**  
**April 21, 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, Joel Davidson, and Chris Grillone. Joseph D'Agostino represented PML Management Corporation.

**AGENDA/CALENDAR REVIEW**

- The Board reviewed the Agenda and Calendar.

**HOMEOWNER FORUM**

- 555 Thain Way Garage door trim replacement.
- Cleaning of the pool furniture.
- No pool opening party this year.
- Bright Outlook to clean pool tables.

**APPROVAL OF PREVIOUS MEETING MINUTES**

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

**REPORTS**

Treasurer – The Board reviewed the March 31, 2021 financial report which is summarized below:

	<b>Month</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Total Budget</b>
<b>Total Revenue</b>	<b>58,671</b>	<b>176,198</b>	<b>175,674</b>	<b>524</b>	<b>702,697</b>
Total Maint. & Repairs	9,590	28,402	39,645	(11,243)	158,590
Total Utilities	2,758	7,852	15,828	(7,976)	63,320
Total Admin. Expenses	14,233	37,670	37,350	320	149,411
<b>Operating sub total</b>	<b>26,581</b>	<b>73,924</b>	<b>92,823</b>	<b>(18,899)</b>	<b>371,321</b>
Total Reserve Expenses	300	300	232,047	(231,747)	928,195
<b>Total Expenses</b>	<b>26,881</b>	<b>74,224</b>	<b>324,870</b>	<b>(250,646)</b>	<b>1,299,516</b>
Total Assets		1,874,596			
Total Liabilities		47,792			
<b>Total Fund Balances</b>		<b>1,826,804</b>			

**Committee Reports:**

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

- 4137 Thain Way. **Pending further information**

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

Request to turn on two meters turned off due to the well that is no longer in use. On a motion duly made and seconded and passed by a vote of 3 to 1 with one abstention, this item was approved.

Approved proposal to trim some trees around the pool and fertilize a couple of Magnolia trees that are struggling. Total for all work: \$950.00.

Pool/ Recreation – It was noted that the pool will still have restrictions due to COVID mandates. Only residents are allowed and must be from the same family, maintain 6ft distances and wear masks.

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**

**2.4 Spa replacement options, discussion** – We have gone out to bid with Aquatec Pools and Gonzales Masonry for proposals to rebuild the spa. Both visited the site with us and are preparing a proposal.

**2.6 Installation of security cameras in the common area** – It was reported that the cost to install a Wi-Fi system so that security cameras can be installed would be \$7,135.00. It was requested that Attorney, Alex Noland be contacted to find out if video surveillance signs would need to be installed. On a motion duly made and seconded and on a vote of 3 to 1 with one abstention, the cost to install a mesh Wi-Fi network was approved.

**2.5 Painting of the fire lanes** – No information from Public Works yet. PML Maintenance can prep and paint all the other red curbs for \$2,500.00. On a motion duly made and seconded and on a vote of 3 to 1 with one abstention, this proposal was approved to be done.

## **NEW BUSINESS**

**4.1 2021 Annual Meeting** – Annual Meeting will be held on May 19, 2021. It was noted that since there are three people running for three open positions on the Board, the vote can be done by acclamation and no balloting is needed.

**4.2 Reserve Study Update Meeting** – Reserve Study updated meeting was scheduled for May 12, 2021 at 6pm.

**4.3 Sayler Design for the Clubhouse** – On a motion duly made and seconded and passed by unanimous vote, the Board approved to go out to bid on the design and specifications submitted by Sayler designs. PML reported that they will go out to bid on this project based on Sayler's specifications with AC Enterprises, Vision Buildings and Denlinger Construction.

**4.4 Large Tree Pruning** – PML has confirmed that all the trees noted on the proposal from Loral are Barron Square trees. This was based on an inspection of the trees themselves as well as finding them on the map that was prepared by an arborist a few years back. On a motion duly made and seconded and on a vote of 3 to 1 with one abstention, the proposal from Loral for \$8,932.00 to perform large tree trimming around the complex was approved.

**4.5 Gutter Cleaning** – It was noted that gutter and roof cleaning is scheduled for May 7, 2021 on buildings 6-11

## **Correspondence**

## **ADJOURNMENT**

There being no other business to come before the Board the meeting was adjourned into Executive Session at 8:35pm. The next Board of Directors Meeting is scheduled for May 19, 2021 at 7pm.

Minutes prepared by:

Joseph D'Agostino, CCAM  
PML Management Corporation

Attested by:

Anton Nemychenkov, Secretary  
Barron Square Homeowners Association