

BARRON SQUARE HOMEOWNERS ASSOCIATION
Minutes of the Annual Meeting of Members
Wednesday, May 19, 2021

CALL TO ORDER & INTRODUCTIONS

The Annual Meeting of Members, which was held in the Association Clubhouse, was called to order at 7:00pm. President Richard Evans welcomed all members and introduced the current Board members. Joseph D'Agostino represented PML Management Corporation.

CONFIRMATION OF QUORUM

A quorum of members was confirmed by PML Management.

APPROVAL OF 2018 ANNUAL MEETING MINUTES

On a motion duly made and seconded, the 2019 Annual Meeting Minutes were unanimously approved by the membership, as submitted.

ELECTION OF THREE DIRECTORS

Board President Richard Evans announced that there were three openings on the Board of Directors, and that the following homeowners had agreed to run as candidates: Anton Nemychenkov Ruth Lowy and Margarita Hilbing.

TAX REDUCTION RESOLUTION

Richard Evans briefly explained the following resolution which, in accordance with IRS Rev. Rules 70-604, must annually be adopted by the ownership:

WHEREAS the Barron Square Homeowners Association is a nonprofit mutual benefit corporation; and

WHEREAS the corporation seeks to act in accordance with applicable IRS Revenue Rulings;

RESOLVED, that any surplus funds remaining in the Association's budget at the end of the fiscal year shall be applied to the following year's budget as provided for in IRS Revenue Ruling 70-604.

The tax reduction resolution was passed by the members present at the meeting.

BALLOTING

Since there were only three owners running for three open positions on the Board no balloting was required.

REPORTS

President – Richard Evans reported that the board will be working on the following projects in 2019:

- Pool opening and solar has been turned on.
- Possibility of the clubhouse opening.
- Spa is closed pending replacement.
- New fan installed in the spa room.
- Clubhouse remodel is out to bid.
- Garage roofs.
- Water heaters should be replaced every 9 to 10 years.
- If an appliance leaks and causes damage the homeowner is responsible for that damage.

Treasurer – Chris Grillone reported on the 2021 budget and the reserve study and that there are many question regarding the current reserve study. The cost of insurance has increased this year.

Landscaping – Kathy Riley reported on the following:

- Large tree care
- Report on the well service

HOMEOWNERS' FORUM

The following topics were discussed with homeowners present:

- Insurance and deductible
- Large tree work and pine trees
- Security cameras
- Motion sensor lights
- Pollen from the pine trees
- EL Camino Gate needs adjusting
- Roof Cleaning

RESULTS OF BALLOTING

Joseph D'Agostino reported that since there were three members running for three positions with no opposition, Anton Nemychenkov Ruth Lowy and Margarita Hilbing are all elected to a two year term.

ADJOURNMENT

There being no further business, the 2021 Annual Meeting of Members was adjourned at 8:25pm.

Minutes prepared by:

Attested:

Joseph D'Agostino, CCAM
PML Management Corporation

Richard Evans, President
Barron Square Homeowners Association