

BARRON SQUARE HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Meeting
March 16, 2022

ORDER

The Barron Square Board of Directors Meeting, which was held via Zoom and on site at the clubhouse was called to order at 7:05pm. Board members in attendance were Richard Evans, Ruth Lowy, Gretel Hilbing and Anton Nemychenkov Board Member, Chris Grillone was absent. Joseph D'Agostino represented PML Management Corporation.

AGENDA/CALENDAR REVIEW

- The Board reviewed the Agenda and Calendar.
- It was requested that PML get a proposal to inspect the Oak Trees around the property from SP McClenahan.

HOMEOWNER FORUM

- Repairs needed to the utility closet for 502-510 Thain Way
- Rodent feces in the utility closet.
- Thorn bushes outside the pedestrian gate that are causing problems for resident using that gate. The Landscape Committee will look into this and get pricing to remove these bushes.
- Installation of a walkway outside the pedestrian gate to El Camino.

APPROVAL OF PREVIOUS MEETING MINUTES

On a motion, duly made and seconded and passed by unanimous vote, the Board approved the February 16, 2022, meeting minutes as amended.

REPORTS Treasurer – The Board reviewed the February 28, 2022, financial report which is summarized below:

	Month	YTD Actual	YTD Budget	Variance	Total Budget
Total Revenue	58,610	117,228	117,116	112	702,697
Total Maint. & Repairs	7,418	14,702	26,430	(11,728)	158,590
Total Utilities	2,694	5,349	10,552	(5,203)	63,320
Total Admin. Expenses	12,181	24,038	24,900	(862)	149,411
Operating sub total	22,293	44,089	61,882	(17,793)	371,321
Total Reserve Expenses	7,939	23,714	154,698	(130,984)	928,195
Total Expenses	30,232	67,803	216,580	(148,777)	1,299,516
Total Assets		2,063,717			
Total Liabilities		43,206			
Total Fund Balances		2,020,511			

It was note that the Association is within budget for the current fiscal year.

It was requested that PML set up a transfer of \$30,000 out of the operating fund and into the reserve fund.

It was noted that Golden Consulting has been engaged to start work on the new reserve study.

Committee Reports:

Architectural –

- Approval for unit 4162 remodel

Landscaping – Loral Landscape report from March 4, 2022, Landscape Walkthrough

Pool/ Recreation – The pool is closed for winter.

Adjacent Property – No report or action noted.

Manager's report/Action List review –

- Fence Board were re-attached with neighboring property near building 2
- Address numbers for building that were missing and broken have been replaced in building 8
- Fence Boards for unit 4122 fence and gate have been ordered. We could not find the right, so these had to be ordered.
- Replacement fence boards have been ordered for unit 4106 where they were painted when installed. We could not find the correct size, so these had to be ordered. Boards are due to come in next week.
- Inspection of the garage doors is still in process and will be completed next week.
- The utility boxes near the entry outside building 1 and the other near building 8 that were serious safety hazards have been sealed up while we wait for AT&T to replace them with a new concrete cover.
- A couple of pogoda lights that were bent or falling or loose have been repaired.
- The address directional sign for buildings 4 and 5 that was hit by a vehicle has been repaired and a new post installed. We also moved the sign back about two feet to make it more difficult for a vehicle to hit it in the future.

UNFINISHED BUSINESS

2.6 Installation of security cameras in the common area – Committee Member, Maurice Green reported on the following:

- Maury replaced the batteries to the front door clubhouse.
- Installation of wireless rechargeable solar for the security cameras.
- Images will be stored in the cloud.
- Recommendation that a license plate reader be installed cost would be \$350.00 for the install and \$100.00 per month with a 2-year contract for monitoring.
- Maury will purchase one camera and one mount for now to test the system. PML Maintenance can install.

9.1 Clubhouse Renovation Proposal/ Sayler Material Cost– This project continues to move forward with the bathrooms getting close to completion. It was reported that ACE is getting ready to move the furniture and start work on the spa room. It was noted that the lip that used to be in the shower has been removed and a new drain installed.

NEW BUSINESS

3.1 Phase II of the clubhouse Renovations – The Board discussed this matter and, on a motion, duly made and seconded and passed by unanimous vote, the Board tabled any decision on this with the exception of ordering the new area rug for the clubhouse.

3.2 Alabaster Ceiling Chandeliers – Keeping these chandeliers was discussed but the decision was to install the new lights already paid for and soon to be installed.

3.3 2022 Annual Meeting – The Board reviewed the Annual Meeting packet with no comment. Annual meeting will be held on site at the clubhouse in June.

3.4 Maintenance Items – Some of the members are interested in getting at cost to install new garage doors so we thought we could discuss that under maintenance. It was requested that PML start looking for vendors who can provide a proposal to install new garage doors.

3.5 Fencing Proposal – PML Maintenance has submitted a proposal to replace rotten fence boards at unit 4122 on the fence and back patio gate. Total cost for labor and material is \$1,545.00. On a motion duly made and seconded and passed by unanimous vote this proposal was approved but it was requested that PML make sure this is the correct address.

Correspondence

None at this time

ADJOURNMENT

There being no other business to come before the Board the meeting was adjourned at 8:40pm. The next Board of Directors Meeting is scheduled for April 20, 2022, at 7pm.

Minutes prepared by:

Joseph D'Agostino, CCAM
PML Management Corporation

Attested by:

Ruth Lowy, Secretary
Barron Square Homeowners Association