

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
ANNUAL MEETING OF THE MEMBERSHIP
TUESDAY, MARCH 11, 2008**

BOARD MEMBERS

Vacant	President
Conrad Sanford	Vice President
Carl Middione	Treasurer
Scott Smithwick	Secretary
Lynn Comer	Director

OTHERS PRESENT

Bill Hubbard 42 Owners	Community Management Services, Inc.
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ITEM I - Order

Vice President Conrad Sanford called the Annual Meeting of the Membership to order at 6:31PM.

ITEM II – Introduction

Conrad Sanford introduced members of the Board to the membership.

ITEM III –Approval of Minutes from 2007 Annual Meeting

The minutes from the March 13, 2007 Annual Meeting were approved as presented.

ITEM IV – President’s and Committee Reports

Conrad Sanford reported that the Board continues to oversee expenses for operating the association and will endeavor to control expenses while making sure the community maintains its real estate values.

Landscape Committee – Helen Conway reported that the committee continues to work with the landscaping company to provide proposals for landscape improvements, particularly in the areas that recently had patio fence replacements.

Architectural Committee – Heath Birkendahl reported that the committee is actively reviewing current architectural guidelines and providing suggestions for updating the guidelines. Recently updated guidelines for new windows and exterior lighting fixtures will be mailed to each owner for review with the March newsletter.

CC&R Rewrite Committee – Ina Batinovich reported that the committee reviewed the governing documents and provided suggestions for bring them in line with current California Civil Codes, as well as for updating some of the language to be more consistent with current common interest development trends.

Finance – Treasurer Carl Middione reviewed some of the finances with the members and assured the members that the Board continues to monitor expenses and obtain multiple bids for major projects such as fencing and painting.

ITEM V – Other Business

A. Re-write of the Governing Documents

Management reported that the draft of the restated CC&Rs and Bylaws will be mailed to each owner for approval by secret ballot around the middle of March. The voting deadline will be June 1. The

members will have an opportunity to discuss the updated governing documents during upcoming Board meetings in April and May.

B. Earthquake Insurance

Lynn Comer reviewed results of the member survey regarding the retention of earthquake insurance. After hearing comments from several owners regarding the current and proposed coverages, the Board assured the members that earthquake insurance coverage would be retained in the form of a hybrid program where the association would have coverage, but also contribute into a special earthquake fund to help cover costs of deductibles in the case of a damage-causing quake.

C. Open Forum

Members had an opportunity to discuss many issues involving maintenance and expenses. Those items that will need further Board discussion will be placed on the agenda for the next Board meeting.

ITEM VI - Adjournment

There being no further business before the Membership of 1600 Hamilton Place Community Association, the meeting was adjourned at 7:41PM.