

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
ANNUAL MEETING OF THE MEMBERSHIP
TUESDAY, MARCH 10, 2009**

BOARD MEMBERS

Conrad Sanford	President
Lynn Comer	Vice President
Carl Middione	Treasurer
Ken Swezey	Secretary
Heath Birkendahl	Director

OTHERS PRESENT

Bill Hubbard
27 Owners

Community Management Services, Inc.

ITEM I - Order

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 2008 Annual Meeting

The minutes from the March 11, 2008 Annual Meeting were approved as presented.

ITEM IV – President’s and Committee Reports

Conrad Sanford reported that the restated bylaws were approved by over 51% of the members and are now in effect. The restated CC&Rs were approved by over 51% of the members, but not by the 75% as stated in the old CC&Rs, to the Board petitioned the courts to approve the restated CC&Rs based on the majority of members approving them. The courts agreed and approved the restated CC&Rs. The restated documents will be mailed to each owner within the next 30-60- days.

Landscape Committee – Sheba Solomon and Mary Alice Heim reported that Huxley Court upgrades have been completed and proposals for the Foxhall Loop/Donovan Court upgrades will be presented to the Board for consideration during the next Board meeting.

Architectural Committee – Heath Birkendahl reported that the committee completed guidelines for windows and exterior lighting fixtures in 2008 and are now working on guidelines for front doors and garage doors. Heath also mentioned the community website and thanks Rick Arellanes for his contributions in keeping the site current.

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.

ITEM V – Other Business

A. Safety and Crime Prevention

Roger Sides, of the Santa Clara County Sheriffs Department, and Eric Frost, of the San Jose Police Department, both members of the part time security patrol for the association, presented information on safety and crime prevention.

B. 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 7:30PM.