

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
ANNUAL MEETING OF THE MEMBERSHIP
TUESDAY, MARCH 8, 2011**

BOARD MEMBERS

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

OTHERS PRESENT

Bill Hubbard	Community Management Services, Inc.
24 Owners	

ITEM I - Order

President Lynn Comer called the Annual Meeting of the Membership to order at 6:34PM.

ITEM II – Introduction

The Board and management introduced themselves to the membership.

ITEM III –Approval of Minutes from 2010 Annual Meeting

The minutes from the March 9, 2010 Annual Meeting were approved as presented.

ITEM IV – President’s and Committee Reports

Lynn Comer pointed out the new community history display in the clubhouse put together by Ken Sweezey. Ms Comer reviewed the projects completed in 2010, which included refurbishing of the clubhouse meeting room and kitchen. The Board is planning on refurbishing the pool restrooms and pool furniture this year.

Carl Middione reviewed the financial position of the association. The association had over \$29,000 in excess income over expenses for the year 2010. There are currently only 3 assessment accounts in collections. Most of reserve funds are invested in CDs in FDIC insured banks.

Architectural Committee – Heath Birkendahl reported that the committee continues to update architectural guidelines in an attempt to maintain architectural standards. Most recently, the committee updated the guidelines for new windows, screen doors, exterior light fixtures, and window coverings.

Landscape Committee – Sheba Solomon and Maryalice Heim reported that the association is concentrating on water saving irrigation upgrades that included the installation of weather-based satellite controlled irrigation clocks and drought tolerant landscaping. The Santa Clara Valley Water District issued a \$13,000 rebate to the association in 2010 towards these efforts.

ITEM V – Other Business

Lynn Comer recognized retiring Board member Conrad Sanford for his history of serving the association on committees and the Board. Ms Comer also recognized Sheba Solomon and Maryalice Heim for their hard work while heading up the Landscape Committee.

ITEM VI – Open Forum

The members were given an opportunity to discuss issues with the Board. Any issues that need additional attention will be placed on the agenda for discussion during the next Board meeting.

ITEM VII – Adjournment

There being no further business before the Membership of 1600 Hamilton Place Community Association, the meeting was adjourned at 7:20PM.