

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION  
ANNUAL MEETING OF THE MEMBERSHIP  
TUESDAY, MARCH 12, 2019**

**BOARD MEMBERS**

Heath Birkendahl	President
Deborah Finkel	Vice President
Brian Finerty	Secretary/Treasurer
Charlotte Frank	Director
Robert Newman	Director

**OTHERS PRESENT**

Bill Hubbard	Community Management Services, Inc.
Maryalice Heim	Landscape Committee
Helen Conway	Owner
Sharon Lio	Owner
Larry Brandt	Owner
Linda Ochinerio	Owner
Ann and Jim Kilty	Owner
Haris Volos	Owner
Gregory Griffey	Owner
Lou Calvert	Owner

**ITEM I – Order**

President Heath Birkendahl called the Annual Meeting of the Membership to order at 6:30PM.

**ITEM II – Introduction**

The Board and management introduced themselves to the membership.

**ITEM III – President's and Committee Reports**

Heath Birkendahl reviewed the major projects and expenses for 2018 and tentative projects for 2019:

**2018 projects – Reserve expenses**

Termite control: \$4,250  
Plumbing repairs (outdoor, interior, and repairs resulting from interior plumbing leaks): \$42,198  
Landscaping replacements/enhancements: \$39,550  
Tree removals and replacements \$18,812  
Irrigation repairs/upgrades/valves: \$43,480  
Cement walkway repairs: \$16,061  
Complete the walkway LED bollard lighting project: \$188,253 spent in 2018, \$75,945 spent in 2018  
Entry monument signs: \$16,920

**General Operating Expenses:**

Annual roofs, gutters, and downspouts cleaning: \$14,447  
General landscape maintenance: \$115,008  
Water: \$239,663  
Large Tree care: \$35,400  
Pest control: \$7,500  
Management: \$85,800  
Blanket and earthquake insurance: \$127,204

**Tentative 2019 capital improvement projects**

Exterior garage building lighting: \$36,999  
Repairs and maintenance to all asphalt streets and curbs: Projected \$380,000  
Inspection of and maintenance for flat roofs and balconies: \$431,000 set aside in budget

Heath also thanked Sheba Solomon and Maryalice Heim for their hard work on the Landscape Committee, Mark Callow for his assistance on the Architectural Committee, and Rick Arellanes for overseeing the association's website.

**ITEM IV – Counting of ballots and announcement of voting results**

Election Inspector Bill Hubbard announced the following voting results:

There were a total of 92 ballots submitted, out of which 91 were validated as properly submitted.

Heath Birkendahl	82 votes, elected to a 2-year term
Brian Finerty	82 votes, elected to a 2-year term
Charlotte Frank	83 votes, elected to a 2-year term

IRS Resolution for 2019	89 votes in favor, 2 votes against, IRS resolution passed
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The minutes from the March 13, 2018 Annual meeting were approved with a vote of 85 approving the minutes, with 5 members abstaining in the voting.

**ITEM V – 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 VI – Adjournment**

There being no further business before the Membership of 1600 Hamilton Place Community Association, the meeting was adjourned at 7:01PM.

A handwritten signature in dark ink, appearing to be 'JLH', followed by a long horizontal line extending to the right.