

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
ANNUAL MEETING OF THE MEMBERSHIP
TUESDAY, MARCH 9, 2021**

BOARD MEMBERS

Heath Birkendahl	President
Deborah Finkel	Vice President
Brian Finerty	Treasurer
Haris Volos	Secretary
Robert Newman	Director

OTHERS PRESENT

Bill Hubbard	Community Management Services, Inc.
Lisa Steingart	HOA Election Solutions
Maryalice Heim	Landscape Committee
Sheba Solomon	Landscape Committee
Lou Calvert	Owner

ITEM I – Order

President Heath Birkendahl called the Annual Meeting of the Membership to order at 6:32PM.

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 2020 and tentative projects for 2021:

2020 projects – Reserve major expenses

Termite control:	\$29,605	
Plumbing repairs (outdoor, interior, and repairs resulting from interior plumbing leaks):		\$10,438
Landscaping replacements/enhancements:	\$90,784	
Tree removals and replacements	\$15,340	
Irrigation repairs/upgrades/valves:	\$47,800	
Cement walkway repairs:	\$5,312	
Flat roof repairs:	83,831	
Exterior repairs and painting on Ashmeade and Greenwich Ct -	\$269,668	
Balcony re-coating -	\$42,000	

2020 Major operating expenses

Master blanket and earthquake ins:	\$147,000
Electricity, gas, and water:	\$383,287
Landscape service:	\$117,378
Management:	\$88,380
Large Tree care:	\$43,190
Repairs (roof, irrigation, pool, lighting, general):	\$42,129
Annual roofs, gutters, and downspouts cleaning:	\$15,186

Tentative 2021 major capital improvement projects

Exterior wood repairs/painting on Huxley Ct
Update website
Pavers for Foxhall Loop pool deck

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

ITEM III – 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 IV – Adjournment

There being no further business before the Membership of 1600 Hamilton Place Community Association, the meeting was adjourned at 6:56PM.

Haris Solos 3/8/21