

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
ANNUAL MEETING OF THE MEMBERSHIP
TUESDAY, MARCH 8, 2022**

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
Linda Ochinerio	Owner
Janie Kelly	Owner
Ernie Vandergrift	Owner
Melanie Vandergrift	Owner
Amr Mourood	Owner
Michael Matteuci	Owner

ITEM I – Order

The meeting was called 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 Birckendahl reviewed the projects and expenses for 2021 and discussed tentative projects scheduled for 2022.

2021 projects – Reserve major expenses

Termite control:	\$14685	
Plumbing repairs (outdoor, interior, and repairs resulting from interior plumbing leaks):		\$51,839
Landscaping replacements/enhancements:	approx \$80K	
Tree removals and replacements	\$13K	
Irrigation related repairs	\$32K	
Cement walkway repairs:	\$67K	
New pavers pool deck for FL -	\$58K	
Exterior repairs and painting on Huxley Ct -	\$242K	

2021 Major operating expenses

Master blanket and earthquake ins:	\$147,654
Electricity, gas, and water:	\$363,093 (\$20K less than 2020!)
Landscape service:	\$119K
Management:	\$88,380
Large Tree care:	\$49K
Annual roofs, gutters, and downspouts cleaning:	\$15K

Tentative 2022 major capital improvement projects

Exterior wood repairs/painting on Donovan Ct and Foxhall Loop

Carport roofs replaced
Subterranean termite treatment around all buildings
Landscape upgrades to more drought tolerant plants and hardscape

On behalf of the association, Heath also thanked Sheba Solomon and Maryalice Heim for their hard work on the Landscape Committee, Haris Volos for his participation on the Architectural Committee, and Rick Arellanes for overseeing the association's website.

ITEM III –Approval of March 9, 2021 annual meeting minutes

The Board passed a motion approving the minutes from the March 9, 2021 annual meeting of the members.

ITEM IV - 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 V – Adjournment

There being no further business before the Membership of 1600 Hamilton Place Community Association, the meeting was adjourned at 6:47PM.

3/14/23
Haris Volos