

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 7, 2009**

BOARD MEMBERS

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

OTHERS PRESENT

Bill Hubbard	Community Management Services, Inc.
Mary Alice Heim	Landscape Committee
Sheba Solomon	Landscape Committee
Nathan Lewis 8owners	Lewis Tree Service

ITEM I – Open Forum

Any items discussed that require action by the Board will be placed on the agenda for the following Board meeting, unless determined to be a safety or structural issues that needs immediate attention.

ITEM II – Call to Order

President Conrad Sanford called the Board of Directors meeting to order at 6:55PM.

ITEM III – Approval of Minutes

A motion was made, seconded and carried to approve the minutes of the June 9, 2009 Board of Directors meeting.

ITEM IV - Committee Reports

A. Landscape

1. Nathan Lewis discussed information regarding tree removals and obtaining removal permits from the City of San Jose.
2. The Landscape Committee reviewed estimates of proposed landscape expenses for 2010 with the Board for budgetary purposes. The Board will take these projected expenses under consideration when drafting the 2010 budget.
3. The Board approved a proposal from Medallion to plant 9 replacement trees for trees removed in 2008, at a cost of \$2,607.65.
4. The Landscape Committee reviewed information regarding irrigation and landscaping upgrades rebates that may be available through Santa Clara Valley Water District and the County of Santa Clara.

B. Architectural

Heath Birkendahl requested that the cement pads left from the old mail box kiosks on Foxhall Loop be removed and replaced with landscaping. The Landscape Committee will discuss with Medallion.

C. Parking

NONE

D. Social Committee

The Board passed a motion approving \$250 for the next ice cream social, tentatively scheduled for September, 2009.

ITEM V - Treasurer's Report – Financial Statement for period ending June 30, 2009.

- A. The Board of Directors reviewed the current reconciliations and account statements (unaudited) of the Association's operating and expense accounts for the month, the operating and reserve revenues and expenses compared to the current year's budget, as well as the income and expense statement of the Association's operating and reserve accounts.

	<u>June</u>	<u>Year-to-Date</u>
Income(\$)	110,141.17	662,640.40
*Expense(\$)	119,116.23	643,325.20
*includes monthly contribution to Reserves		
Total Cash & Savings(\$):	1,444,462.32	
**Reserve Expenditures Year to Date(\$):	136,869.93	
Reserve Fund Balance(\$):	1,394,910.92	

- B. The Board reviewed the assessment account aging report dated June 30, 2009. All other accounts in excess of 90 days delinquent will be sent to a collection company.

1. The Board passed the following collection resolution:

Resolved, pursuant to CA Civil Code section 1367.4 the Board for the Association authorizes and instructs Stonehenge Trustee Services to file a lien and foreclose upon the lien, if necessary, for the full amount of unpaid assessments, late charges, interest, and collection fees and costs against the property, parcel #284-46-023, if such account has not been reinstated on or before the date that the Notice of Default expires. The Board also authorizes STS to cause the property to be sold if such account has not been reinstated on or before the date that the property is scheduled to be sold.

- C. Reserve Investments

Carl Middione offered to investigate CD rates through local banks.

ITEM VI - Association Manager's Report

- A. Action Item List – The Board reviewed the action list since the previous meeting.

- B. Correspondence –The Board reviewed correspondence since the previous meeting.

There was a hearing held regarding the possible violation of the clubhouse usage agreement. The Board agreed to hold the \$100 deposit because there were tables and chairs from the clubhouse set up outside on the pool deck during the party.

ITEM VII - Old Business

- A. Security Patrol Report – The Board reviewed the June, 2009 security report.

- B. EBAY

Because a majority of the responses from owners were not in favor of parking restrictions along Hamilton Place, the Board agreed that they would not support the request for limiting parking along a section of Hamilton Place to 2 hours during normal work hours.

C. Clubhouse furniture

Lynn Comer presented information on replacement chairs for the clubhouse. A specific style was chosen and the Board agreed to order 30 chairs at a total of approximately \$4,227.00.

D. Carport Roofs

Management reported that the carport roofing repairs, replacement project was completed by Four Seasons Roofing on selected carports

ITEM VIII - New Business

A. Foxhall Loop Pool Resurfacing Proposal

The Board approved a proposal from Genie Pool to resurface and retile the Foxhall Loop pool, as well as install the VGB Act required drainage system, at a cost of \$8,246.00, to be done as soon as Genie Pool can schedule the work. Management will see if an approved drain cover can be installed in order to come into compliance with VGB Act prior to the resurfacing work being done so the pool can remain open.

B. Newsletter Items

1. pool rules and noise issues

ITEM IX - Adjournment

There being no further business before the Board of Directors, the meeting was adjourned at 8:32PM. The next Board meeting will take place on August 11, 2009.

Approved as submitted