

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JULY 8, 2008**

**BOARD MEMBERS**

|                  |                    |
|------------------|--------------------|
| Conrad Sanford   | President (Absent) |
| Lynn Comer       | Vice President     |
| Scott Smithwick  | Secretary          |
| Carl Middione    | Treasurer          |
| Heath Birkendahl | Director           |

**OTHERS PRESENT**

Bill Hubbard  
2 owners

Community Management Services, Inc.

**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**

Board Vice President Lynn Comer called the Board of Directors meeting to order at 6:35PM.

**ITEM III – Approval of Minutes**

A motion was made, seconded and carried to approve the June 10, 2008 Board of Directors meeting minutes as corrected.

**ITEM IV - Committee Reports**

A. Landscape

1. The Board reviewed the minutes from the June 24, 2008 committee meeting.
2. There was no representative from the committee present.

B. Architectural

1. Heath Birkendahl reported on the Ashmeade Ct/Greenwich Ct fencing inspection with representatives from the construction company, fencing company, lumber yard, and mill. Those problems not related to the natural tendencies of cedar wood will be corrected.
2. The committee is reviewing guidelines for garage doors and will also review current guidelines for patio upgrades.

C. Parking

NONE

D. Social Committee

NONE

E. CC&Rs/Bylaws Rewrite Committee

Management reported that there were approximately 112 ballots returned to date. Efforts to collect more ballots will continue until the deadline of August 1, 2008.

**ITEM V - Treasurer's Report – Financial Statement for period ending June 30, 2008.**

- 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(\$)                                 | 109,025.04   | 654,169.29          |
| *Expense(\$)                               | 108,112.29   | 645,590.84          |
| *includes monthly contribution to Reserves |              |                     |
| Total Cash & Savings(\$):                  | 1,434,874.37 |                     |
| **Reserve Expenditures Year to Date(\$):   |              | 119,111.81          |
| Reserve Fund Balance(\$):                  | 1,362,980.38 |                     |

- B. The Board reviewed the assessment account aging report dated June 30, 2008. All other accounts in excess of 90 days delinquent will be sent to a collection company.

1. The Board passed the following resolution:

*Resolved, pursuant to CA Civil Code section 1367.4 the Board for the Association authorizes and instructs Stonehenge Collections 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 #284-46-124, if such account has not been reinstated on or before the date that the Notice of Default expires. The Board also authorizes Stonehenge 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 Funds

The Board passed a motion to renew a \$95,000 CD maturing on 7-21-08 for a 6-month term and a \$95,000 CD maturing on 7-25-08 for a 6-month term.

**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.
1. The Board held a series of hearings:
- The Board took no further action on the installation of inappropriate grass umbrella, tiki torch, and bar in a RCA as the items were removed.
  - The Board imposed a \$50 fine to an owner for attaching lattice directly to the association fence in the RCA.
  - The Board discussed reinstallation of retro-fit windows that were improperly installed over the wood trim. The Board agreed that the windows would have to be reinstalled inside the wood trim.

**ITEM VII - Old Business**

- A. Security Patrol Report – The Board reviewed the June, 2008 security report.
- B. Insurance

1. Carl Middione reported that Allied Insurance would reimburse the association restoration and repair expenses for an earlier sewer line back up into 5 units.
2. Allied Insurance agreed to increase the coverage for sewer related claims to \$50,000 per building per claim, at a cost of \$5,592.00. Allied will cover the cost of this additional coverage.

C. Foxhall Loop Mailbox Kiosk

The Board will dispense new mailbox keys to Foxhall Loop residents this week.

D. Chimney Inspections

Carter-Gough completed inspections and should have report completed by August meeting.

E. Cement Repairs at 1848 Ashmeade

The Board postponed a decision on whether the association should participate in the repair cost for a cement patio damaged during the repairs of underground gas lines as the vote was split – Carl Middione and Heath Birkendahl for participation and Lynn Comer and Scott Smithwick or not participating. This issue will be carried over to the August meeting.

F. Foxhall Loop/Donovan Court Fencing Project

The project is tentatively scheduled to begin week of July 14. Notices will be posted on units prior to the start of work.

G. EBAY Noise

The Board discussed a noise complaint about EBAY from an owner. A representative from EBAY indicated that the landscapers do not begin work any earlier than the law permits. Deliveries must begin around 5AM because breakfast and lunch are served daily. Heath Birkendahl volunteered to talk to someone at EBAY about the loud music played by janitors during the late evenings and early mornings.

**ITEM VIII - New Business**

A. Barbecues

The Board reviewed the new county fire code that prohibits charcoal grills and propane grills with canisters over 1 pound from being used on balconies. Management will check with Allied Insurance to see what the ramifications would be if a fire was started by a resident not in compliance with the new law.

B. Newsletter Items

1. new law regarding barbecues
2. keep garage doors down

**ITEM IX - Adjournment**

There being no further business before the Board of Directors, the meeting was adjourned at 8:35PM. The next Board meeting will take place on August 12, 2008.

Approved as submitted,

---