

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 9, 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
3owners	

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 7:10PM.

ITEM III – Approval of Minutes

A motion was made, seconded and carried to approve the minutes of the May 12, 2009 Board of Directors meeting.

ITEM IV - Committee Reports

A. Landscape

1. A tree inspection and maintenance report was issued by Lewis Tree Service. The Committee will be reviewing the recommendations and commenting on the inspection/proposal during the July Board meeting.
2. The Board reviewed the minutes from the June 17, 2009 committee meeting.
3. The Board approved proposals for irrigation system repairs throughout the complex totaling \$5,399.21.
4. The Board approved a landscape upgrade project for the redwood grove adjacent to the clubhouse totaling \$2,515.00.
5. The Board approved a proposal to install eco-mulch in appropriate areas throughout the complex at a cost not to exceed \$2,500.00.

B. Architectural

After a 30-day review by the membership, the Board approved the Architectural Guidelines for new front doors and garage doors. The guidelines will be distributed to the members for their files.

C. Parking

The Board reviewed correspondence regarding a reported problem with residents parking their vehicles in open parking spaces in excess of 24 hours. Management will monitor the situation and issue citations to the offending vehicles.

D. Social Committee

NONE

E. CC&Rs/Bylaws Rewrite

The Board agreed to have the recorded conformed copy of the CC&Rs distributed to the members for their files.

ITEM V - Treasurer's Report – Financial Statement for period ending May 31, 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>May</u>	<u>Year-to-Date</u>
Income(\$)	110,327.98	552,499.23
*Expense(\$)	107,381.37	524,208.97
	*includes monthly contribution to Reserves	
Total Cash & Savings(\$):	1,391,301.53	
**Reserve Expenditures Year to Date(\$):		128,543.62
Reserve Fund Balance(\$):	1,303,088.82	

- B. The Board reviewed the assessment account aging report dated May 31, 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 #284-46-037, 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

No investments were made on the three CDs totaling \$291,000.00 maturing within the next 30 days pending the investigation of available CD rates in local banks by Carl Middione.

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. There was a hearing held regarding the possible violation of the clubhouse usage agreement. After discussing the issues with the residents who used the clubhouse, the Board took no disciplinary action.

ITEM VII - Old Business

- A. Security Patrol Report – The Board reviewed the May, 2009 security report.
- B. EBAY

The Board will include an article regarding a proposed solution to the EBAY parking problem along Hamilton Place in the June newsletter in order to seek resident comments or concerns. The solution calls for a limit of 2 hour parking from 9AM-6PM during weekdays only along a specific stretch of Hamilton Place across from the EBAY complex.

- C. Clubhouse furniture

More options were reviewed by the Board.

- D. Carport Roofs

Al Diaz, of Four Seasons Roofing, reviewed an inspection report on all of the carport roofs, as well as a proposal to replace the roofs on 9 of the carport buildings at a cost of \$30,171.00. This cost will also include preventative maintenance on other carport roofs. The Board passed a motion, with Carl Middione dissenting, to approve this proposal.

ITEM VIII - New Business

- A. Garage Door Trim Repairs

The Board approved a proposal from Dynamic Building Assoc to make repairs on selected garage trim boards throughout the community damaged by dry rot or termites, at a cost of \$2,360.00.

- B. Newsletter Items

1. EBAY parking issue
2. CC&Rs
3. parking rules reminder regarding open spaces

ITEM IX - Adjournment

There being no further business before the Board of Directors, the meeting was adjourned at 8:42PM. The next Board meeting will take place on July 7, 2009.

Approved as submitted