

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 8, 2014**

BOARD MEMBERS

Scott Smithwick	President
Jeff Davis	Vice President
Kathleen Hawker	Secretary (Absent)
Brian Finerty	Treasurer
Vacant	Director

OTHERS PRESENT

Bill Hubbard	Community Management Services
Maryalice Heim	Landscape Committee
Sheba Solomon	Landscape Committee
Felicia Hernandez	Goodwill Industries
3 owners	

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 issue that needs immediate attention.

ITEM II – Call to Order

Scott Smithwick called the Board of Directors Meeting to order at 6:45PM.

ITEM III – Approval of Minutes

A motion was made, seconded and carried to approve the minutes of the June 10, 2014 Board of Directors meeting as amended. ITEM VII.B.2. should have read:

The Board reviewed a suggestion for investigating installation of solar panels on common area roofs and carports. The Board agreed that the configuration of the buildings and initial cost versus return on investment for such a project at this time makes this economically unfeasible. Additionally any installation of such solar panels cannot achieve equal benefits for each homeowner due to existing physical restrictions and limitations of the property as a whole.

ITEM IV – Committee Reports

A. Landscape

1. The committee updated the Board on landscape issues. The Board reviewed a proposal from Medallion to upgrade landscaping on Ashmeade Ct, at a total cost of \$19,295.00, but took no action pending receipt of additional upgrade proposals for other areas so that the Board can review during discussions regarding the 2015 budget.

B. Architectural

1. The Board reviewed architectural related correspondence for the past 30 days.
2. Bob Newman offered his assistance in investigating options for replacing the wood light poles and globe fixtures throughout the community.

C. Parking

No report.

D. Social

No report.

E. Clubhouse/Pool

1. The Board passed a motion providing Scott Smithwick the authority to work with another contractor for installing new floor coverings in the clubhouse if RE Cuddie remains unresponsive in scheduling the work previously approved by the Board.

F. Website

No report.

ITEM V – President’s Report

The Board passed a motion approving the installation of protective covers on the interior pool gate handles of the pool gates leading to the clubhouse area pool to help prevent unauthorized access.

ITEM VI - Treasurer’s Report – Financial Statement for period ending June 30, 2014.

- 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>Actual</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance B/(W)</u>
Income(\$)	115,466.94	694,828.02	677,760.00	17,068.02
Expense(\$)*	113,652.80	654,204.58	677,760.00	23,555.42
*includes monthly contribution to Reserves				
Total Cash & Savings(\$):		3,3,148,742.34		
**Reserve Expenditures Year to Date(\$):		214,980.04		
Reserve Fund Balance(\$):		3,130,565.16(includes	\$532,500.00	in EQ fund)

B. Reserve Fund Investments

Brian Finerty updated the Board on the status of the reserve fund investments. The Board passed a motion giving Mr. Finerty the authorization to invest funds from CDs maturing in July into 12-month CDs through Merrill Lynch.

ITEM VII - Association Manager’s Report

- A. Action Item List – The Board reviewed the action item list since the previous meeting.
- B. Correspondence – The Board reviewed correspondence since the previous meeting covering issues regarding landscaping, rules violations, and maintenance.
1. In response to a complaint from an owner regarding the irrigation running at 11PM, the Board confirmed that the irrigation is scheduled to run during the evening hours to accommodate the schedules for the majority of residents, as well as help conserve water.

ITEM VIII - Old Business

A. Security Patrol Report

The Board reviewed the June, 2014 security report.

B. Painting Project

Management reported that the painting project should be completed on Greenwich Ct by the end of July, with Ashmeade Ct to follow.

C. Wood Repairs Project

Management reported that the wood repairs project would be completed on Ashmeade Ct. by the end of July.

ITEM IX - New Business

A. Breathe California/ Goodwill Industries Presentation

1600 Hamilton member Lynn Smith and Goodwill Industries representative Felicia Hernandez presented information regarding a fund raising project on behalf of Breathe California through Goodwill Industries. The Board agreed to permit Goodwill to place a trailer on the premises for a 6-hour period on a date to be determined, at which residents will have the opportunity to donate personal items.

B. Aging Report

The Board went into Executive Session at the conclusion of the meeting to discuss the assessment aging report.

C. Newsletter

1. vacancy on Board
2. Goodwill trailer

ITEM X - Adjournment

There being no further business before the Board of Directors, the meeting was adjourned at 8:24PM. The Board then went into Executive Session to discuss assessment collection issues. The next Board meeting will take place on August 12, 2014.

Approved as submitted