1600 HAMILTON PLACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 12, 2016

BOARD MEMBERS

Scott Smithwick	President
Jeff Davis	Vice President
Kathleen Hawker	Secretary
Brian Finerty	Treasurer
Tony Sanchez	Director

OTHERS PRESENT

Bill Hubbard	Community Management Services
Sheba Solomon	Landscape Committee
Maryalice Heim	Landscape Committee
Heath Birkendahl	Architectural Committee
4 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, Resignations

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

B. Scott Smithwick announced his resignation from the Board due to relocating from the complex, effective at the conclusion of the meeting. Jeff Davis and Kathleen Hawker announced their resignations from the Board, also due to relocating from the complex, effective at the conclusion of the May 10, 2016 Board meeting. Heath Birkendahl, Elizabeth Grey, Seth Kaplan, and Marcie Martin have indicated an interest in filling the upcoming vacancies. The Board will fill the vacancies during the May 10, 2016 Board meeting.

ITEM III – Approval of Minutes

A motion was made, seconded and carried to approve the minutes of the March 8, 2016 Board of Directors meeting as presented.

ITEM IV – Committee Reports

A. Landscape

1. The Board passed a motion approving landscape upgrade proposals from Medallion Landscaping totaling 3,869.00.
2. The Board passed a motion approving a proposal to trim the palm tree inside the main pool area, at a cost of $450.00.

B. Architectural

1. The Board reviewed architectural related correspondence for the past 30 days.
2. Heath Birkendahl offered to help work on the bollard lighting project.
3. Elizabeth Grey offered to join the Committee.

C. Parking

No report.

D. Social

No report.

E. Clubhouse/Pool

There was a request to consider replacing some of the older pool furniture.

F. Website

No report.

G. Safety/Security

No report.

H. Solar Committee

No report.

ITEM V – President's Report

No report.

ITEM VI - Treasurer's Report – Financial Statement for period ending March 31, 2016

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.

	Actual	YTD Actual	YTD Budget	Variance B/(W)
Income($)	125,275.96	374,606.39	366,252.66	8,353.73
Expense($)*	119,464.61	340,045.97	366,252.66	26,206.69

*includes monthly contribution to Reserves

Total Cash & Savings($): 3,420,439.93

**Reserve Expenditures Year to Date($): 62,791.29

Reserve Fund Balance($): 3,433,298.71 (includes $538.500.00 in EQ fund)

B. Reserve Fund Investments

Brian Finerty updated the Board on the status of the reserve fund investments.

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.

1. The Board reviewed correspondence regarding the county assessor's erroneous information on some of the models in the complex. The Board agreed to postpone further discussion on this issue until the May 10, 2016 meeting.

ITEM VIII - Old Business

A. Security Patrol Report

The Board reviewed the March, 2016 security report.

B. Donovan Court and Foxhall Loop repairs and painting projects

Management reported that the exterior repairs have begun on Donovan Court, with Foxhall Loop to follow. The painting will tentatively begin in late May.

ITEM IX - New Business

A. Repairs on balcony posts

The Board reviewed a report from Jay Johnson Construction on repairs to a balcony post and balcony structure on Greenwich Court.

B. Skylight cleaning

The Board agreed to postpone the cleaning of skylights this spring unless there are requests for the cleaning received from members as they were just done last spring.

C. Newsletter
1. keep dogs out of planting beds
2. Electric vehicle charging
3. Board vacancies

D. Assessment Aging Report

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

ITEM X - Adjournment

There being no further business before the Board of Directors, the meeting was adjourned at 7:40PM. The Board went into Executive Session to review the assessment aging report.

Approved as submitted