

**1000 HAMILTON PLACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 11, 2017**

BOARD MEMBERS

Marcie Martin	President
Heath Birkendahl	Vice President
Elizabeth Grey	Secretary
Brian Finerty	Treasurer
Tony Sanchez	Asst Secretary/Director

OTHERS PRESENT

Bill Hubbard	Community Management Services (CMS)
Maryalice Heim	Landscape Committee
Sheba Solomon	Landscape Committee
Lou Calvert	Social Committee
Deborah Finkel	Social Committee
2 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

Marcie Martin called the Board of Directors Meeting to order at 6:40PM.

ITEM III – Approval of Minutes

The Board approved the minutes from the March 14, 2017 Board meeting as presented.

ITEM IV – Committee Reports

A. Landscape

1. The Board passed a motion approving a proposals from Medallion for upgrades around the Ashmeade area totaling \$9,510.00.
2. The Board denied a request from an owner to remove carpet roses near their unit due to safety concerns for their toddler citing the fact that the roses were present when the owner purchased her unit and any cost incurred for changing the landscaping should be borne by the owner rather than other members of the association. Management will send a copy of a proposal to replace roses with other plants to the owner so see if they will cover the cost of \$406.00.

B. Architectural

1. The Board reviewed architectural related correspondence for the past 30 days.
2. Heath Birkendahl and Elizabeth Grey updated the Board on status of the lighting project. The Board approved a proposal from Century Lighting to replace the existing light poles with bollard lights, at a cost of \$158,000. Heath will obtain a formal contract for official Board approval.
3. The Committee denied a request to install new windows on one side of a unit noting that the proposed windows were not going to match the style of the remaining windows as required by the new window installation guidelines.

C. Parking

No report.

D. Social

Deborah Finkel discussed various options for social events, including possible summer and winter events.

E. Clubhouse/Pool

No report.

F. Website

No report.

G. Safety/Security

No report.

H. Solar Committee

No report.

ITEM V – President’s Report

Marcie Martin reported that landscaping water usage has been reduced by 50% over the same period in 2016, due mostly to the increased amount of rains this winter, but we are still expecting a large overrun in the overall water cost due to rate increases and leaks.

ITEM VI - Treasurer’s Report – Financial Statement for period ending March 31, 2017

- 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(\$)	131,719.85	400,742.38	380,040	20,702.38
Expense(\$)*	119,607.57	366,588.06	380,040	13,451.94
*includes monthly contribution to Reserves				
Total Cash & Savings(\$):		3,634,222.70		
**Reserve Expenditures Year to Date(\$):		64,495.56		
Reserve Fund Balance(\$):	3,595,723.46		(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.

ITEM VIII - Old Business

- A. Security Patrol Report

The Board reviewed the March, 2017 security report.

- B. Welcome Letter

The Board will review several sections of the proposed letter over the next several Board meetings.

ITEM IX - New Business

- A. Newsletter

No report.

- B. Assessment Aging Report

The Board will go 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 7:55PM. The Board reviewed the assessment aging report and held three hearings. During the first hearing, the Board took no further action noting that the violation had been addressed. During the 2nd hearing, the Board imposed a \$437.50 reimbursement assessment to cover plumbing repairs costs. During the 3rd hearing, the Board imposed a \$187.50 reimbursement assessment to cover plumbing repairs costs. The next Board meeting will take place on May 9, 2017.

Approved as submitted

A handwritten signature in black ink, appearing to be a stylized 'CJ' or similar initials, located below the 'Approved as submitted' text.

