

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 9, 2017**

BOARD MEMBERS

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

OTHERS PRESENT

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

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 asked that the April 11, 2017 minutes be amended. The amended minutes will be presented to the Board during the June 13, 2017 meeting for approval.

ITEM IV – Committee Reports

A. Landscape

1. Management approved a proposal to replace a defective irrigation controller, at a cost of \$2,203.00 and a proposal for annual maintenance of hackberry and crape myrtle trees for aphid control, at a cost of \$1,264.00.

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. Century Lighting is scheduled to install test bollards in a specific area for Board inspection.
3. Window Replacement Guidelines – the committee agreed to review update the current guidelines for Board review.

C. Parking

No report.

D. Social

Deborah Finkel reported that she will try to schedule a summer community event for sometime in August.

E. Clubhouse/Pool

No report.

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 April 30, 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(\$)	132,186.82	532,929.20	506,720	26,209.20
Expense(\$)*	120,349.22	486,927.28	506,720	19,782.72
*includes monthly contribution to Reserves				
Total Cash & Savings(\$):		3,658,259.68		
**Reserve Expenditures Year to Date(\$):		82,824.32		
Reserve Fund Balance(\$):	3,624,805.81	(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 April, 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 7:42PM. The Board reviewed the assessment aging report, reviewed the status of the assessment account of a unit that is being handled by the association's attorney, and held a rules violation hearing. During the hearing, the Board imposed a \$100 fine for repeated violations of the patio landscaping rules by not properly trimming a fruit tree. The next Board meeting will take place on June 13, 2017.

Approved as submitted

A handwritten signature in black ink, appearing to be 'JRS' followed by a long horizontal stroke.