

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 8, 2022**

BOARD MEMBERS

Heath Birkendahl	President
Deborah Finkel	Vice President
Brian Finerty	Treasurer
Haris Volos	Secretary
Director	Vacant

OTHERS PRESENT

Bill Hubbard	Community Management Services, Inc.
Sheba Solomon	Landscape Committee
Marylalice Heim	Landscape Committee
Lisa Steingart	HOA Election Solutions
Lou Calvert	Owner
Linda Ochinerio	Owner
Janie Kelly	Owner
Ernie Vandergrift	Owner
Melanie Vandergrift	Owner
Amr Mourood	Owner
Michael Matteuci	Owner

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, Election Results, Appointment of officers, Vacancy

- A. The meeting was called to order at 6:48PM.
- B. Lisa Steingart, from HOA Election Solutions, announced the results of the annual member voting:

Total number of ballots received were 88 of which 83 were deemed valid
Deborah Finkel received 80 votes and was elected to a 2-year term.
There were no other candidates running.

The IRS Resolution passed by a vote of 81 for and 1 against.

- C. Appointment of officers

See BOARD MEMBERS above for appointment of officers.

- D. Vacancy

The association will place an article regarding the Board vacancy in the April newsletter.

ITEM III – Approval of Minutes

The Board passed a motion approving the minutes from February 8, 2022 Board meeting.

ITEM IV – Committee Reports

- A. Landscape

1. The Board reviewed the committee Feb 16, 2022 meeting minutes.
2. The Board reviewed and approved manager previously approved proposal from Medallion Landscaping for the annual treating hackberry and crape myrtle trees for pest control, at a cost of \$3,406.
3. The Board reviewed and approved manager previously approved proposals from Medallion Landscaping for irrigation repairs totaling \$3050.
4. The Board passed a motion approving a proposal from Lewis Trees to remove a redwood tree that is damaging an asphalt street area and cement garage pad, at a cost of \$2,220.

B. Architectural

1. The committee approved the following applications:
 - a. 2026 Foxhall Loop – approval for replacement windows

C. Parking

The following amendment to the parking rules is going through a 30-day member review/comment period

2. OPEN parking spaces must not be occupied by the same vehicle (Resident or Guest) for more than 24 consecutive hours. No more than one vehicle from a household may be parked in “OPEN” parking at the same time **and any vehicle from the same residence cannot park in the same open space on consecutive days.**

D. Social

No report.

E. Clubhouse/Pool

The main pool will open on April 1. The Foxhall Loop pool will open on May 1.

F. Website

No report.

ITEM V – President’s Report

No report.

ITEM VI - Treasurer’s Report – Financial Statement for period ending February 28, 2022

- A. The Board of Directors received and reviewed the current reconciliations and account statements 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, the income and expense statement of the Association’s operating and reserve accounts, as well as related bank statements and other financial information for the period ending February 28, 2022 as required by CA Civil Code 5500.

	<u>Actual</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance B/(W)</u>
Income(\$)	148,000.26	296,284.73	292,678	3,60.73
Expense(\$)*	122,603.15	252,077.72	292,678	40,600.26
*includes monthly contribution to Reserves				
Total Cash & Savings(\$):	4,943,020.42			

**Reserve Expenditures Year to Date(\$): 29,964.69
Reserve Fund Balance(\$): 4,733,759.97(includes \$538,500.00 in EQ fund)

B. Reserve Fund Investments

Brian Finerty updated the Board on the status of its investments.

C. Insurance renewal resolution

The Board passed a motion approving the borrowing of funds from the reserves to help cover insurance renewal premiums. Any funds borrowed will be repaid to the reserves by the end of 2022.

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. There was a request from 2031 Foxhall Loop for additional lighting in the area. The Board is seeking a proposal for adding the lighting.

ITEM VIII - Old Business

A. Security Patrol Report

The Board reviewed the February, 2022 security logs.

B. Painting Proposal for Donovan Ct and Foxhall Loop

The Board passed a motion approving a proposal from Flores Painting to paint all structures on Donovan Ct and Foxhall Loop, at a cost of \$178,950.

C. Ashmeade Ct fire

Management reported that Farmers Insurance was handling the repairs at 1828 Ashmeade Ct.

ITEM IX - New Business

A. Insurance renewal

1. Management reported that he is gathering renewal info for the master insurance coverage that renews on March 27, 2022.
2. The Board passed a motion to approve a proposal from OConnor Insurance to provide \$5 million worth of EQ insurance, at an annual cost of \$73,475.

B. Newsletter articles

1. Results of the annual member voting
2. Board vacancy

ITEM X - Adjournment

There being no further business before the Board of Directors, the meeting was adjourned at 7:20PM. The Board then went into executive session to review the assessment aging report and hold hearings. The next regularly scheduled Board meeting will take place on April 12, 2022.

A. Assessment Aging Report (in executive session)

The Board reviewed the assessment aging report. There are currently no accounts in collections.

B. Hearings

During the 1st hearing, the Board agreed to hold fines in abeyance based on the owner's assurance that the violations had been corrected.

During the 2nd hearing, the Board imposed a \$50 fine and retained all late interest charges for an account that had not updated the auto-withdrawal assessment amounts in 2020 and 2021.

4/12/22

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