

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 12, 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
Lou Calvert	Owner
Bob Newman	Owner
Randall Mooney	Owner
Eva Heldt	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, Vacancy

- A. The meeting was called to order at 6:39PM.
- B. Vacancy

The Board will discuss the vacancy during executive session.

ITEM III – Approval of Minutes

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

ITEM IV – Committee Reports

A. Landscape

- 1. The Board reviewed the committee Mar 23, 2022 meeting minutes.
- 2. The Board reviewed and approved manager previously approved proposal from Medallion Landscaping for the annual grub control in the lawns, at a cost of \$2,638..
- 3. The Board reviewed and approved manager previously approved proposals from Medallion Landscaping for irrigation repairs totaling \$1,008.50.

B. Architectural

- 1. The committee approved the following applications:
 - a. 2001 Foxhall Loop – replacement garage door approval

C. Parking

The Board reviewed correspondence regarding the proposed changes to the parking rules and will continue to discuss possible changes.

D. Social

No report.

E. Clubhouse/Pool

The main pool is open. 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 March 31, 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 March 31, 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(\$)	146,853.36	443,138.09	439,017	4,121.09
Expense(\$)*	184,379.89	436,457.61	439,017	2,559.39

*includes monthly contribution to Reserves

Total Cash & Savings(\$): 4,709,726.11

**Reserve Expenditures Year to Date(\$): 181,331.12

Reserve Fund Balance(\$): 4,637,984.13(includes \$538,500.00 in EQ fund)

B. Reserve Fund Investments

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

C. Fannie May Disclosure

Management reported that a draft of answers to the Fannie May questionnaire should be available for Board review by the May Board meeting.

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, 2022 security logs.

B. Ashmeade Ct fire

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

ITEM IX - New Business

A. Rental Restrictions

The Board passed a motion to approve a draft of an amendment to the CC&Rs to bring the association into compliance with Civil Code Section 4741 regarding rental restrictions. The draft will be sent out to the members for a 30-day review/comment period prior to adoption.

B. Election Inspector Proposal

The Board passed a motion approving a proposal from HOA Election Solutions to oversee the 2023 annual member voting at a cost of \$1,665 for acclamation approval of candidate and an additional \$1,816 if ballots need to be issued and counted.

C. CMS 2022 Service Agreement

The Board passed a motion approving the CMS 2022 management agreement, at a monthly fee of 7,660.

D. Lighting Proposal

The Board passed a motion approving a proposal from Century Lighting to install an additional bollard near 2031 Foxhall Loop, at a cost of \$3,475.82.

E. SB326

The Board reviewed proposal from CL Sigler & Associates and CMA Consulting to perform inspections on all stairways and balconies by the end of 2025 as required by SB326, at a cost of \$101,500.

F. Newsletter articles

1. Rental restrictions amendment to the CC&Rs
2. Board vacancy filled

ITEM X - Adjournment

There being no further business before the Board of Directors, the meeting was adjourned at 8:10PM. 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 May 10, 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 imposed a \$10,000 reimbursement assessment to cover the insurance deductible on a fire loss claim.

During the 2nd hearing, the Board imposed a \$323.75 reimbursement assessment to cover the cost of plumbing repairs.

Harris V. Lee 5/10/22