

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 10, 2022**

BOARD MEMBERS

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

OTHERS PRESENT

Bill Hubbard	Community Management Services, Inc.
Maryalice Heim	Landscape Committee
Lou Calvert	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

The meeting was called to order at 6:34PM.

ITEM III – Approval of Minutes

The Board passed a motion approving the minutes from April 12, 2022 Board meeting.

ITEM IV – Committee Reports

A. Landscape

1. The Board reviewed the committee April 28, 2022 meeting minutes.
2. The Board reviewed and approved manager previously approved proposal from Medallion Landscaping for irrigation repairs, at a total cost of \$830.
3. The Board passed a motion approving a proposal from Medallion for upgrades on Foxhall Loop and Donovan Ct totaling \$385.5.

B. Architectural

1. The committee approved the following applications:
 1. 1357 Greenwich Ct – approval for air conditioning condenser
 2. 1817 Ashmeade Ct -approval for patio upgrades
 3. 2069 Foxhall Loop - approval for installation of a stairway lift
2. Lighting proposals

The Board passed a motion approving a proposal from Century Lighting to provide 7 replacement bollards, at a cost of \$4,596.89.

C. Parking

The Board approved a draft of a change to rule #3 on the parking rules to read:

The same OPEN parking space must not be occupied by the same vehicle (Resident or Guest) on more than 2 consecutive calendar days. No more than one vehicle from a household may be parked in "OPEN" parking at the same time.

The draft will be sent out to owners for a 30-day review/comment period

D. Social

No report.

E. Clubhouse/Pool

The Board approved an announced increase in the monthly service fee by Genie Pool to \$910.

F. Website

No report.

ITEM V – President's Report

No report.

ITEM VI - Treasurer's Report – Financial Statement for period ending April 30, 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 April 30, 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(\$)	147,634.80	590,772.89	585,356	5,416.89
Expense(\$)*	171,763.45	608,221.06	585,356	(22,865.0)

*includes monthly contribution to Reserves

Total Cash & Savings(\$): 4,650,428.33

**Reserve Expenditures Year to Date(\$): 253,240.74

Reserve Fund Balance(\$): 4,621,765.43(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 will get the cost to complete the questionnaire from attorney Rob MacDonald.

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, 2022 security logs.

B. Ashmeade Ct fire

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

C. AB326 inspections

Management reported that CMA Consulting will begin inspections of the stairways and balconies on May 13.

ITEM IX - New Business

A. Rental Restrictions

The Board passed a motion to approve the amendment to the CC&Rs to update the rental restrictions language to adhere to Civil Code 4741.

B. Board elections

The Board passed a motion approving the election of Board members by acclamation if the same number or less candidates are running for the number of positions up for election.

C. Carport Roofs

The Board passed a motion to proceed with the 2nd phase of carport roof replacements approved in July, 2021 and originally scheduled for 2023 in order to help keep costs down.

D. CPI proposal

The Board passed a motion approving a proposal from Consolidated Plumbing to relocate the shut-off valve for 2037 Donovan Ct from the patio of 2036 Donovan out into the common area, at a cost of \$2,358.96.

E. The Newsletter articles

1. Draft of parking rules update

ITEM X - Adjournment

There being no further business before the Board of Directors, the meeting was adjourned at 7:30PM. The Board then went into executive session to review the assessment aging report. The next regularly scheduled Board meeting will take place on June 14, 2022.

A. Assessment Aging Report (in executive session)

The Board reviewed the assessment aging report. There are currently 3 accounts in collections.

A handwritten signature in black ink, appearing to be 'JLW', is written at the bottom of the page.