

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 14, 2022**

BOARD MEMBERS

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

OTHERS PRESENT

Bill Hubbard	Community Management Services, Inc.
Maryalice Heim	Landscape Committee
Lou Calvert	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 6:30PM.

ITEM III – Approval of Minutes

The Board passed a motion approving the minutes from May 10, 2022 Board meeting.

ITEM IV – Committee Reports

A. Landscape

1. The Board reviewed the committee May 18, 2022 meeting minutes.
2. The Board reviewed and approved manager previously approved proposals from Medallion Landscaping for planting a replacement tree near the Foxhall Loop entry, at a cost of \$504 and to repair irrigation issues, at a cost of \$1,211.
3. The Board passed a motion approving a proposal from Medallion to remove a dead birch tree and plant a replacement tree, at a cost of \$588.00.
4. The Board passed a motion approving a proposal from Medallion to replace damaged plants near new bollard light fixture near 2030 Foxhall Loop, at a cost of \$582.50

B. Architectural

The committee approved the following applications:

1. 1357 Greenwich Ct – approval for air conditioning condenser conduit
2. 2024 Foxhall Loop -approval for replacement entry door
- 3.

Water lines running up to balconies and entry areas

The Board passed a motion prohibiting the running of water lines from the hose bib located in the common areas up to 2nd story balconies and entry areas.

C. Parking

The Board formally approved an amendment to the parking rules. Rule #3 will now 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.

D. Social

No report.

E. Clubhouse/Pool

No report.

F. Website

No report.

ITEM V – President's Report

No report.

ITEM VI - Treasurer's Report – Financial Statement for period ending May 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 May 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(\$)	148,117.55	738,890.44	731,695	7,195.44
Expense(\$)*	134,175.49	742,396.55	731,695	(3,506.11)

*includes monthly contribution to Reserves

Total Cash & Savings(\$): 4,680,262.56

**Reserve Expenditures Year to Date(\$): 311,532.27

Reserve Fund Balance(\$): 4,619,738.59(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

The Board approved language for completing the Fannie Mae Questionnaire provided by 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

1. The Board reviewed the May, 2022 security logs.
2. At the request of an owner, the association reduced the height of shrubs located near the Foxhall Loop pool area.
3. The Board reviewed an email from an owner requesting that entry gates be installed at the street entries. The Board agreed that this action would not be feasible due to cost and vendor/guest access problems.

B. AB326 inspections

Management reported that CMA Consulting has completed the required inspections and a report is pending.

C. Foxhall Loop and Donovan Ct painting

Management reported that the painting will tentatively begin in August.

ITEM IX - New Business

A. The Newsletter articles

1. parking rules update approved
2. conserve water

ITEM X - Adjournment

There being no further business before the Board of Directors, the meeting was adjourned at 7:00PM. The Board then went into executive session to review the assessment aging report. The next regularly scheduled Board meeting will take place on July 12, 2022.

A. Assessment Aging Report (in executive session)

The Board reviewed the assessment aging report. There are currently 2 accounts in collections. The Board passed a motion approving the following resolutions:

Resolved, pursuant to CA Civil Code section 5705, the Board for the Association authorizes and instructs Allied Trustee Services(ATS) to file a lien and foreclose upon the lien, if necessary, for the full amount of unpaid assessments, late charges, interest, and collection fees and costs against the property, parcel #284-43-016, if such account has not been reinstated on or before the date that the Notice of Default expires. The Board also authorizes ATS to cause the property to be sold if such account has not been reinstated on or before the date that the property is scheduled to be sold.

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Harris Nolas 7/12/22