

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 12, 2022**

BOARD MEMBERS

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

OTHERS PRESENT

Bill Hubbard	Community Management Services, Inc.
Maryalice Heim	Landscape Committee
Sheba Solomon	Landscape Committee
Lou Calvert	Owner
Beth Keifer	Owner
Greg Smith	Owner
Amir Mourad	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 6:39PM.

ITEM III – Approval of Minutes

The Board passed a motion approving the minutes from June 14, 2022 Board meeting.

ITEM IV – Committee Reports

A. Landscape

1. The Board reviewed the committee June 21, 2022 committee meeting minutes.
2. The Board reviewed and approved manager previously approved proposals from Medallion Landscaping for irrigation related repairs totaling \$2,552, as well as a proposal to spray 2 sycamore trees for aphids, at a cost of \$164.
3. Sheba Solomon updated the Board on plans for removing two problem trees.

B. Architectural

The committee approved the following applications:

1. 1954 Foxhall Loop – approval for replacement sliding door
2. 1363 Greenwich -approval for replacement windows
3. 2037 Donovan Ct – approval for water softener

C. Parking

No report.

D. Social

No report.

E. Clubhouse/Pool

No report.

F. Website

No report.

ITEM V – President’s Report

Heath Birkendahl updated the Board on the status of the wood repairs project on Foxhall Loop and Donovan Ct, to be followed by the painting of the buildings.

ITEM VI - Treasurer’s Report – Financial Statement for period ending June 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 June 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(\$)	148,430.45	887,320.89	878,034	9,286.89
Expense(\$)*	142,067.71	885,464.26	878,034	(7,430.26)

*includes monthly contribution to Reserves

Total Cash & Savings(\$):	4,673,238.70	
**Reserve Expenditures Year to Date(\$):	397,335.53	
Reserve Fund Balance(\$):	4,590,378.77	

B. Reserve Fund Investments

Brian Finerty updated the Board on the status of its 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 June, 2022 security logs.

B. AB326 inspections

Management reported that CMA has scheduled remaining inspections, to take place in late July and early August.

C. Foxhall Loop and Donovan Ct painting

Management reported that the painting will tentatively begin late July.

ITEM IX - New Business

A. Plumbing leak

Management reported a sewer drain line leak that damaged two garages on Huxley Ct. White Magic Restoration is conducting the remediation.

B. Asphalt Repairs

The Board took no action on a proposal for asphalt repairs on Foxhall Loop as there was a request for additional repairs to a damaged cement curb in the area. An updated proposal will be obtained.

C. The Newsletter articles

ITEM X - Adjournment

There being no further business before the Board of Directors, the meeting was adjourned at 7:15PM. The Board then went into executive session to review the assessment aging report. The next regularly scheduled Board meeting will take place on August 9, 2022.

A. Assessment Aging Report (in executive session)

The Board reviewed the assessment aging report. There are currently 1 account 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 Trust Services to initiate foreclosure proceedings upon the lien for 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 property is scheduled to be sold.

B. Hearings

During a rules violation hearing, the Board imposed a \$150 fine for storing a vehicle in the same open parking space in excess of the allowable time period.

Hans Volos. 8/9/22