

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 9, 2022**

BOARD MEMBERS

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

OTHERS PRESENT

Bill Hubbard	Community Management Services, Inc.
Sheba Solomon	Landscape Committee
Lou Calvert	Owner
Silvia and Martin Sidor	Owners
Sarah Avary	Owner
Olga DeTorres	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 6:42PM.

ITEM III – Approval of Minutes

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

ITEM IV – Committee Reports

A. Landscape

1. There was no committee meeting in July.
2. The Board reviewed and approved manager previously approved proposals from Medallion Landscaping for irrigation related repairs totaling \$856.

B. Architectural

The committee approved the following applications:

1. 1921 Huxley Ct – approval for replacement garage door
2. 1927 Huxley Ct – approval for replacement exterior light fixtures

C. Parking

No report.

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 July 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 July 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(\$)	149,179.40	1,036,500.29	1,024,373	12,127.29
Expense(\$)*	137,543.61	1,023,007.87	1,024,373	1,365.13

*includes monthly contribution to Reserves

Total Cash & Savings(\$): 4,728,178.75

**Reserve Expenditures Year to Date(\$): 419,798.69

Reserve Fund Balance(\$): 4,625,158.88

B. Reserve Fund Investments

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

C. Audit of 2022 financials

The Board passed a motion approving a proposal from Allen & Cook to provide an audit of the 2022 financials, at a cost of \$3,300. The audit will be mailed to each owner in April, 2023.

D. 2023 budget

The Board reviewed the 1st draft of the 2023 budget. The budget will be approved and mailed to each owner by the end of November, 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.

ITEM VIII - Old Business

A. Security Patrol Report

The Board reviewed the July, 2022 security logs.

B. AB326 inspections

Management reported that CMA is continuing its inspections of the post supported balconies and entry stairways. Recommended repairs to a balcony support post at 2041 Donovan Ct and 2085 Foxhall Loop were approved, at a cost of \$1,800.

C. Foxhall Loop and Donovan Ct painting

The painting of any building that includes units with post supported balconies and stairways has been delayed until the completion of the AB326 inspections and repairs. All other buildings and carports will be painted as scheduled.

ITEM IX - New Business

A. Upgrading of electrical wiring in detached garages

The Board reviewed a report from Spector Security on approximate costs to upgrade the electrical wiring and circuits for the detached garage buildings in order to accommodate electrical vehicles. The cost estimate was somewhere between \$31,000-\$38,000 per building.

B. Asphalt Repairs

The Board deferred action on a proposal to repair asphalt and replace curbs on a section of Foxhall Loop until the September Board meeting.

C. Gutter Cleaning Proposal

The Board passed a motion approving a proposal from Four Seasons Roofing to clean the roofs, gutters, and downspouts in November, 2022 and January, 2023 at a cost of \$15,086.

D. Tennis Court Resurfacing

The Board passed a motion approving a proposal from Saviano & Co to resurface the Foxhall Loop tennis court, at a cost of \$9,800.

E. 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 and hold hearings. The next regularly scheduled Board meeting will take place on September 13, 2022.

A. Assessment Aging Report (in executive session)

There are currently no accounts in collections.

B. Hearings

During a reimbursement assessment hearing, the Board imposed a \$462.21 assessment for reimbursement of a plumbing invoice.

During a reimbursement assessment hearing, the Board imposed a \$230.16 assessment for reimbursement of a plumbing invoice.

Hans Volos 9/13/22