

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 23, 2023**

BOARD MEMBERS

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

OTHERS PRESENT

Bill Hubbard	Community Management Services, Inc.
Sheba Solomon	Landscape Committee
Maryalice Heim	Landscape Committee
Leilani Bennett	Owner
Sara Shapero	Owner
Wyatt Austin	Owner
Eva Held	Owner
Carl Wassermann	Owner
Gregory McDaniel	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 6:55PM.

ITEM III – Approval of Minutes

The Board passed a motion approving the minutes from April 11, 2023 Board meeting.

ITEM IV – Committee Reports

A. Landscape

1. The Board passed a motion approving landscape upgrades proposals from Medallion totaling \$1,089.50.
2. The Board reviewed the minutes from the April 19, 2023 committee meeting.
3. The Board reviewed and approved manager approved irrigation repairs and annual tree spraying proposals totaling \$1,907.50.

B. Architectural

1. 1934Huxley Ct - approval for entry and patio upgrades
2. 1865 Huxley Ct – approval for exterior light fixtures
3. 1854 Ashmeade Ct – approval for exterior light fixtures
4. 2099 Foxhall Loop – approval for exterior light fixtures
5. 1939 Huxley Ct – approval for screen entry door
6. 1923 Huxley Ct - approval for replacement windows
7. 1835 Ashmeade Ct - security cameras pending
8. 1937 Huxley Ct - security cameras pending
9. 1835 Ashmeade Ct - Security cameras pending
10. 1854 Ashmeade Ct – security cameras

11. 2065 Foxhall Loop – gate adjustment
12. Security cameras guidelines – after input from members on the proposed security cameras guidelines, the Architectural Committee agreed to amend the proposed guidelines before Board approval

C. Parking

D. Social

E. Clubhouse/Pool

F. Website

ITEM V – President’s Report

No report.

ITEM VI - Treasurer’s Report – Financial Statement for period ending April 30, 2023

- 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, 2023 as required by CA Civil Code 5500.

	<u>Actual</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance B/(W)</u>
Income(\$)	163,929.91	680,102.88	646,572	33,530.88
Expense(\$)*	183,479.00	646,875.51	646,572	(303.51)
*includes monthly contribution to Reserves				
Total Cash & Savings(\$):	4,756,877.34			
**Reserve Expenditures Year to Date(\$):		114,066.52		
Reserve Fund Balance(\$):		4,716,921.81		

- B. Reserve Fund Investments

Brian Finerty updated the Board on 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 April, 2023 security logs.

- B. AB326 inspections

Jay Johnson Construction is schedule to begin exploratory repairs on selected balconies and entry stairs in June.

- C. AT&T upgrades

Haris Volos reported that the AT&T testing of the existing cable lines in selected condos was successful so upgrades can be considered once the Comcast Exclusivity Service agreement expires in September, 2025.

ITEM IX - New Business

A. M Pineda Construction Proposal

The Board postponed any decision on replacing the asphalt surface with cement at the Greenwich Ct carwash location until the June meeting.

B. Newsletter articles

ITEM X - Adjournment

There being no further business before the Board of Directors, the meeting was adjourned at 7:50PM. The Board then went into executive session to review the assessment aging report and hold a hearing. The next regularly scheduled Board meeting will take place on Tuesday, June 13, 2023.

A. Assessment Aging Report (in executive session)

1. There are currently no accounts in collections.
2. The Board passed a motion approving an addendum to the current collections agreement with Allied Trust Services allowing ATS to send additional warning notices to delinquent owners prior to starting the official collection process.

B. Hearings

The Board passed a motion to impose a reimbursement assessment in the amount of \$185 to an owner to be reimbursed for a roof leak service call that determined the water leak was coming from a window with clogged seep holes.

Haris Volos 7/13/23