

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 13, 2023**

BOARD MEMBERS

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

OTHERS PRESENT

Bill Hubbard	Community Management Services, Inc.
Tammy Dominguez	Community Management Services, Inc
Sheba Solomon	Landscape Committee
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 6:38PM.

ITEM III – Approval of Minutes

The Board passed a motion approving the minutes from May 23, 2023 Board meeting.

ITEM IV – Committee Reports

A. Landscape

1. The Board passed a motion approving landscape upgrades proposals from Medallion totaling \$2,204.50.
2. The Board reviewed the minutes from the May 17, 2023 committee meeting.
3. The Board reviewed and approved manager previously-approved irrigation repairs proposals totaling \$780.

B. Architectural

1. 1835 Ashmeade Ct - security cameras pending
2. 1937 Huxley Ct - security cameras pending
3. 1854 Ashmeade Ct – security camera approved over detached garage
4. Security cameras guidelines –The Architectural Committee is working on updating the draft for presentation to the Board during the July 12, 2023 meeting.

C. Parking

D. Social

E. Clubhouse/Pool

F. Website

ITEM V – President's Report

Heath Birkendahl shared his thoughts against proposed landscape upgrades involving replacing turf with cement in selected locations along the perimeter walkways. The Board will inspect proposed locations for further discussion.

ITEM VI - Treasurer's Report – Financial Statement for period ending May 31, 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 May 31, 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(\$)	175,352.26	855,455.14	808,215	47,240.14
Expense(\$)*	165,808.98	812,684.49	808,215	42,770.65
*includes monthly contribution to Reserves				
Total Cash & Savings(\$):	4,843,948.86			
**Reserve Expenditures Year to Date(\$):		164,181.74		
Reserve Fund Balance(\$):	4,742,475.71			

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 selected correspondence since the previous meeting.
1. The Board reviewed a response to a landscaping rules violation letter requesting an extension of time to come into compliance with trimming patio trees for building clearance and agreed that the owner needs to come into compliance within the required 30-day time period.

ITEM VIII - Old Business

A. Security Patrol Report

The Board reviewed the May, 2023 security logs.

B. SB326 inspections

Jay Johnson Construction is scheduled to begin exploratory repairs on selected balconies and entry stairs sometime this summer.

C. AT&T upgrades

Haris Volos reported that the tentative plan is to have the fiber installed in the community by the time the exclusive service agreement with Comcast expires on September 1, 2025.

ITEM IX - New Business

A. Manager Transition

Bill Hubbard introduced Tammy Dominguez as the replacement manager for 1600 Hamilton Pl following his retirement at the end of August.

B. Newsletter articles

ITEM X - Adjournment

There being no further business before the Board of Directors, the meeting was adjourned at 7:40PM. 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, July 12, 2023.

A. Assessment Aging Report (in executive session)

1. There are currently no accounts in collections.

B. Hearings

The Board took no further action on an architectural violation noting that the violation had been corrected.

7/11/23
Harish Patel