

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
May 14, 2024**

BOARD MEMBERS

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

OTHERS PRESENT

Tammy Dominguez	Community Management Services, Inc.
Mary Alice Heim	Landscape Committee
Lynn Smith	Homeowner
Kim Bonnett	Homeowner
Cynthia Sumida	Homeowner

ITEM I – Open Forum 6:31PM.

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

A motion was made by Deborah Finkel to approve the minutes of the Board of Director Meeting dated April 9, 2024, as submitted. Haris Volos seconded the motion and the motion passed.

ITEM IV – Committee Reports

A. Landscape

1. A motion was made by Haris Volos to approve Davey Tree proposal to remove dead fronds at pool in the amount of \$650. Deborah Finkel seconded the motion and the motion passed.

B. Architectural

1. 1343 Greenwich garage – Approved
2. 1317 Greenwich windows – Approved
3. 1365 Greenwich garage – Approved
4. 1960 Foxhall garage – Approved
5. 1830 Ashmeade AC – Approved
6. 1835 Ashmeade windows – Approved
7. 1903 Huxley garage – Approved
8. 1357 Greenwich screen – Approved
9. 1961 Foxhall AC unit - Approved

C. Parking – parking has been getting better

D. Social –

1. Add social mailing to newsletter Maryalice will send.

E. Clubhouse/Pool

1. Both pools are open

F. Website

ITEM V – President’s Report

Management updated the Board on the progress of the balcony inspections being performed by Jay Johnson Construction and the plans have been approved and permits are in process and taking longer to get.

JMJ Construction is to begin the 2nd phase and to start DT testing on the next set of balconies.

Asphalt – Management is waiting on dates.

ITEM VI - Treasurer’s Report – Financial Statement for period ending April 30, 2024

- 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 February 29, 2024 as required by CA Civil Code 5500.

Financial Statement – April 30, 2024 (unaudited)

	<u>Actual</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance B/(W)</u>
Income(\$)	\$192,563.36	\$763,948.33	\$685,012	\$78,936
Expense(\$)*	\$183,666.88	\$743,181.68	\$685,012	(\$58,169.68)

*includes monthly contribution to Reserves

Total Cash & Savings(\$): \$5,196,971.44

**Reserve Expenditures Year to Date(\$):\$152,482.05

Reserve Fund Balance(\$): \$5,066,955.48

- 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 –

2024 Foxhall Reimbursement request– A motion was made by Deborah Finkel to approve plumbing reimbursement in the amount of \$180 for common area blockage. Haris Volos seconded the motion and the motion passed

1823 Ashmeade reimbursement Request – A motion was made by Deborah Finkel to approve plumbing reimbursement in the amount of \$389 for common area blockage from a broken sewer line. Haris Volos seconded the motion and the motion passed

2055 Foxhall Loop Reimbursement Request – Board denied request, was caused by grease in the kitchen sink pipes.

1. Violation letters sent out

ITEM VIII - Old Business

A. **Security Patrol Report** - The Board reviewed the April 2024 security logs.

B. **SB326 inspections** – Discussed under President report -

ITEM IX - New Business

A. **Welcome Letter/Top 10 – tabled**

B. **Ev Charger/Garage Rules** –Management to get a bid from construction manager to write up ev charger policy.

C. **ComCast** – A motion was made by Deborah Finkel to approve management to have legal review comcast contract with new revision to allow outside vendors to use coax lines. Haris Volos seconded the motion and the motion passed

D. **Termite Reports** – A motion was made by Brian Finerty to approve Franz termite proposal in the amount of \$1,290 for unit 2044 Donovan. Deborah Finkel seconded the motion and the motion passed

E. **Maintenance** – Management was asked to see if newsletters can be mailed with invoices.

F. **Newsletter articles** – Electronic Delivery
Water usage
Social

G. **Agenda** – ev charger

ITEM X - Adjournment

There being no further business before the Board of Directors, the meeting was adjourned at 7: 34 PM. 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 11, 2024.

A. **Assessment Aging Report** (in executive session)

B. **Hearings**

Board Approved Meeting Minutes : June 11, 2024