

1600 HAMILTON PLACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
June 11, 2024

BOARD MEMBERS

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

OTHERS PRESENT

Tammy Dominguez	Community Management Services, Inc.
Sheba Solomon	Landscape Committee
Suzanne Selby	Homeowner
Joyce Dunlavy	Homeowner
Elva Sosa	Homeowner
Amr Mourad	Homeowner
Neil & Bonnie McAskill	Homeowner

ITEM I – Open Forum 6:30PM.

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 Heath Birkendahl to approve the minutes of the Board of Director Meeting dated May 14, 2024, as submitted. Deborah Finkel seconded the motion and the motion passed.

ITEM IV – Committee Reports

- A. Landscape - None
- B. Architectural
 - 1. 1361 Greenwich garage – Approved
 - 2. 1325 Greenwich ac unit – Pending
 - 3. 2086 Foxhall patio wall – Denied
 - 4. 2007 Foxhall screen door – 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 –

ITEM VI - Treasurer’s Report – Financial Statement for period ending May 31, 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 – May 30, 2024 (unaudited)

	<u>Actual</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance B/(W)</u>
Income(\$)	\$191,365.02	\$955,313.35	\$856,265	\$99,048.35
Expense(\$)*	\$189,809.92	\$743,181.68	\$932,991.60	(\$76,726.60)
*includes monthly contribution to Reserves				
Total Cash & Savings(\$): \$5,290,875.94				
**Reserve Expenditures Year to Date(\$):\$169,601.24				
Reserve Fund Balance(\$): \$5,090,432.06				

- B. Reserve Fund Investments

Brian Finerty updated the Board on investments.

ITEM VII - Association Manager’s Report

- A. Action Item List –
- B. Correspondence –

2065 Foxhall homeowner request– Board reviewed homeowner letter request to remove pool furniture due to being used as ladders.

Pool request – Board reviewed letter to add lock to electrical receptacle at the pool.

Management is to have a lock added to the electrical receptacle at the pool.

Trail Fence- Homeowner brought up concern regarding broken fence along the Creekside.

Management will have Jay look at and see about repairs.

- C. Violation letters sent out

ITEM VIII - Old Business

- A. **Security Patrol Report** - The Board reviewed the May 2024 security logs.
- B. **SB326 inspections** – Discussed under President report –

- C. **ComCast Revised Contract** - A motion was made by Haris Volos to approve the revised contract after confirming with AT&T that it meets their requirements to install fiber. Heath Birkendahl seconded the motion and the motion passed.
- D. **Ev Charger/Garage Rules** – Sigler Construction is not able to write up an ev charger policy at this time.

Tabled for further discussion and research.

ITEM IX - New Business

- A. **Asphalt Dates** – Repairs scheduled for Wednesday, July 10th & Wednesday, July 17th. Sealcoating scheduled for July 24th, July 31st, August 7th & August 14th.
- B. **Election of Board Members by Acclimation: Robert Newman & Deborah Finkel** –A motion was made by Haris Volos to appoint Robert Newman and Deborah Finkel to the board. Heath Birkendahl seconded the motion and the motion passed.
- C. **IRS Roll Over** – The membership voted on the IRS rollover and passed.
- D. **Maintenance – none**
- E. **Newsletter articles** – CINC Software
Social Flyer
- F. **Agenda** – Earthquake Insurance

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, July 9, 2024.

- A. Assessment Aging Report (in executive session)
- B. Hearings

Board Approved Meeting Minutes : July 9, 2024