

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
July 9, 2024**

BOARD MEMBERS

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

OTHERS PRESENT

Tammy Dominguez	Community Management Services, Inc.
Sheba Solomon	Landscape Committee
MaryAlice Heim	Landscape Committee
Karen Scordino	Homeowner
Greg Smith	Homeowner
Mary Fischer	Homeowner
Marcelle Loveday	Homeowner
Leesa Lovelace	Homeowner
Beth Keifer	Homeowner
Elva Sosa	Homeowner
Amr Mourad	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 Brian Finerty to approve the minutes of the Board of Director Meeting dated June 11, 2024, as submitted. Heath Birkendahl seconded the motion and the motion passed.

ITEM IV – Committee Reports

A. Landscape – A limb fell, and homeowners helped removed.

Committee is working with the landscaper to get all bushes aware from fences.

Have landscaper check the sprinkler at 1875 Huxley to make sure sprinkler is not hitting fence.

Management to set up landscape meeting with Tim, Heath and the landscape committee.

B. Architectural

1. 1312 Greenwich - Garage – Approved
2. 2043 Donovan – Cameras - approved
3. 2054 Foxhall- Window – Approved

C. Parking – executive session

D. Social – Committee requested a check for band so they can be paid after the event. Board approved to have a special check in the amount of \$500 to pay for the live music.

E. Clubhouse/Pool

1. Have lights at pool attached to buildings replaced with LED lights.

F. Website

ITEM V – President’s Report

President 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.

Asphalt – Repairs scheduled for Wednesday, July 10th & Wednesday, July 17th. Sealcoating scheduled for July 24th, July 31st, August 7th & August 14th.

Management to notify security to be on notice on dates to tow cars if needed.

ITEM VI - Treasurer’s Report – Financial Statement - No financials available at this time will email once completed

- 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 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(\$)				
Expense(\$)*				
*includes monthly contribution to Reserves				
Total Cash & Savings(\$):				
**Reserve Expenditures Year to Date(\$):\$				
Reserve Fund Balance(\$):				

B. Reserve Fund Investments

Brian Finerty updated the Board on investments.

ITEM VII - Association Manager’s Report

A. Action Item List –

B. Correspondence –

homeowner request large item pick up – board discussed and agreed that homeowner is to call and let management know and if not removed by city and hauled away at a charge, homeowner will be billed backed.

Muddy pathway – The landscape committee will have the landscapers check the pathway at Unit 2099 Foxhall.

Tree Request – Management it to arrange to have Mike from Lewis Tree meet with owner to see if tree removal is recommended.

Until tree removal can be done, have gate fixed and concrete grinded.

- C. Violation letters sent out

ITEM VIII - Old Business

- A. **Security Patrol Report** - The Board reviewed the June 2024 security logs.
- B. **SB326 inspections** – Discussed under President report –
- C. **AT&T Contract** – A motion was made by Brian Finerty to approve an attorney to review the contract. Heath Birkendahl seconded the motion and the motion passed.

Key items are costs to HOA and any bill backs and is there asphalt repairs.

ITEM IX - New Business

- A. **Insurance** – A motion was made by Heath Birkendahl to approve to cancel Earthquake insurance due to increase cost effective now. Haris Volos seconded the motion and the motion passed.

Management to put a draft letter to owners regarding canceling insurance and send to Brian for review.

- B. **Maintenance – none**
- C. **Newsletter articles** – dogs peeing on bollards
Water usage
Asphalt
Patio Rules
Remove rain tree (pic)
- D. **Agenda** – Patio Rules

ITEM X - Adjournment

There being no further business before the Board of Directors, the meeting was adjourned at 7:43 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, August 13, 2024.

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

Board Approved Meeting Minutes : August 13, 2024