

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**January 14, 2025**

**BOARD MEMBERS**

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

**OTHERS PRESENT**

Tammy Dominguez	Community Management Services, Inc.
Sheba Solomon	Landscape Committee
MaryAlice Heim	Landscape Committee
Marc Carroll	Homeowner
Kelli Williamson	Homeowner
Lou Calvert	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 6:56 PM.

**Board Position Change** - A motion was made by Brian Finerty to nominate Haris Volos as President and to leave the secretary position vacant. Deborah Finkel seconded the motion and the motion passed.

**ITEM III – Approval of Minutes**

A motion was made by Brian Finerty to approve the minutes of the Board of Director Meeting dated December 10, 2024, as amended. Deborah Finkel seconded the motion and the motion passed.

**ITEM IV – Committee Reports**

A. Landscape – The city approved the removal of the two trees and will be scheduled for removal.

1. **Committee meeting minutes** - reviewed

2. **Manager approved proposals** - reviewed

B. Architectural

1. 1313 Greenwich – Garage - Approved

C. Parking – Security is staying on top of parking

D. Social – Planning a June social

E. Clubhouse/Pool

1. Pool closed

F. Website

## **ITEM V – President’s Report**

President updated the Board on the progress of the balcony inspections being performed by Jay Johnson Construction.

## **ITEM VI - Treasurer’s Report – September Financial Statement - December 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 as required by CA Civil Code 5500.

Financial Statement –December 31, 2024 (unaudited)

	<u>Actual</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance B/(W)</u>
Income(\$)	\$192,2119.30	\$2,424,77.64	\$2,055,036.00	\$369,741.64
Expense(\$)*	\$311,067.62	\$2,429,651.822	\$2,055,036.00	(\$374,615.82)
*includes monthly contribution to Reserves				
Total Cash & Savings(\$):	\$5,698,878.54			
**Reserve Expenditures Year to Date(\$):	\$1,013,355.39			
Reserve Fund Balance(\$):	5,525,706.4			

- B. Reserve Fund Investments – Brian will keep an eye on the cd mature dates.

## **ITEM VII - Association Manager’s Report**

- A. **Management update**– Management updated board on HOA Items

- B. **Calendar** – Add annual meeting date in April 8<sup>th</sup>

Add in September 8x8 discussion

Remove Comcast

Add June Social

- C. Correspondence

1. Olga asked the board to put a newsletter article regarding a book drive. She will send information to put in newsletter.

- D. Violation letters sent out

## **ITEM VIII - Old Business**

- A. **Security Patrol Report** - reviewed

- B. **SB326 inspections** – Prototype permit has been approved, work will begin. We are waiting on the proposal for stairs management to follow up with Jay on pricing. 5 stairwells to be completed this year with 7 balconies. Board asked that no further balconies be opened up at this time.

- C. **AT&T Fiber Project** - AT&T is working on a updated proposal to be personalized to the HOA on where cable will need to be run, should have February/March.

## **ITEM IX - New Business**

- A. **Community Engagement**- Board reviewed and approved letter to be in newsletter.

- B. **Large Transfers** – A motion was made by Deborah Finkel to approve wire transfers of \$10,000 or more. Haris Volos seconded the motion and the motion passed.
- C. **Downspout Drain**– tabled to have Tim and Jay meet to discuss options
- D. **Maintenance** – Management working on getting electrical bids.

**Unit 1322/1323 had leaks** – leak has been repaired and restoration completed now built back is needed.

A motion was made by Haris Volos NTE \$18,500 for unit 1322 and \$6,500 for unit 1323. Deborah Finkel seconded the motion and the motion passed.

Homeowner will send a picture of bollard that has fallen down.

- E. **Newsletter articles** – Increase in dues
  - Community Engagement letter
  - Update SB326
  - Book Drive
  - Dog notice/bag waste/pee
  - Break down boxes

- F. **Agenda** –

**ITEM X - Adjournment**

There being no further business before the Board of Directors, the meeting was adjourned at 8:20pm. 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, February 11, 2025.

- A. Assessment Aging Report (in executive session)

- B. Hearings

**Board Approved Meeting Minutes : February 11, 2025**