

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
February 11, 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
Sherry Carroll	Homeowner
Kelli Williamson	Homeowner
Yilda Alvarado	Homeowner
Lou Calvert	Homeowner
Mary Fischer	Homeowner
Vivian Wang	Homeowner
Katia Strelnikova	Homeowner
Sarah Shapero	Homeowner
2 additional	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 7:36 PM.

ITEM III – Approval of Minutes

A motion was made by Deborah Finkel to approve the minutes of the Board of Director Meeting dated January 14, 2025, as amended. Haris Volos seconded the motion and the motion passed.

ITEM IV – Committee Reports

A. Landscape – The trees have been removed

1. **Committee meeting minutes** - reviewed
2. **Manager approved proposals** - reviewed

B. Architectural

1. 1304 Greenwich – Garage Door – Approved
2. 2058 Foxhall – camera – Approved -
3. 2058 Foxhall – exterior lights – Approved – check application states remodel
4. 2081 Foxhall – flooring - Approved
5. 1351 Greenwich – Softener – Approved
6. 2009 Foxhall – EV Charger - 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 - January 31, 2025

- 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 –January 31, 2025 (unaudited)

	<u>Actual</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance B/(W)</u>
Income(\$)	\$212,023.94	\$212,023.94	\$191,607.00	\$20,416.94
Expense(\$)*	\$189,572.05	\$189,572.05	\$191,607.00	\$2,034.95

*includes monthly contribution to Reserves

Total Cash & Savings(\$):\$5,741,696.46

**Reserve Expenditures Year to Date

Reserve Fund Balance(\$): \$5,587,729.69

- B. Reserve Fund Investments – Brian Finerty will keep an eye on the cd mature dates.
- C. A motion was made by Brian Finerty approved borrowing from reserves to pay the insurance premium in full. Operating is to pay reserves back monthly. Deborah Finkel seconded the motion and the motion passed.

ITEM VII - Association Manager’s Report

- A. **Management update**– Management updated board on HOA Items
- B. **Calendar** –
- C. Correspondence
 - 1. Tennis sign request -
- D. Violation letters sent out – Homeowner requested an extension to replace front door. Board discussed and extended for 6 months.

ITEM VIII - Old Business

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

- B. **SB326 inspections** – MJM construction is continuing completing the open balconies and will not open others till completed.

MJM installed vents to outside of building by stairs, board to review installation before proceeding with uninspected units.

- C. **AT&T Fiber Project** - Due to electrical panel project we will have to delay installation. Haris Volos with speak with AT&T

ITEM IX - New Business

- A. **Termite proposal-** A motion was made by Deborah Finkel to approve Franz Termite spot treatment at 1816 Ashmeade in the amount of \$1,125. Brian Finerty seconded the motion and the motion passed.
- B. **Electrical Panel** – Management is working with Haris Volos on getting proposals.
- C. **Electrical Panel Committee/volunteer** – Haris Volos provided wording for the newsletter.
- D. **Management Renewal Contract**– Brian Finerty will sign the management contract.
- E. **Maintenance** –
- F. **Newsletter articles** – Balcony
Electrical panel
Water usage
- G. **Agenda** –

ITEM X - Adjournment

There being no further business before the Board of Directors, the meeting was adjourned at 8:55pm. 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, March 11, 2025.

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

Board Approved Meeting Minutes : March 11, 2025