

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
March 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
Kate O'Dwyer	Homeowner
Lou Calvert	Homeowner
Mary Fischer	Homeowner
Wyatt & Kelsey Austin	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 6:32PM.

ITEM III – Approval of Minutes

A motion was made by Haris Volos to approve the minutes of the Board of Director Meeting dated February 11, 2025, as submitted. Brian Finerty seconded the motion and the motion passed.

ITEM IV – Committee Reports

A. Landscape – The trees have been removed

1. **Proposals-** A motion was made by Haris Volos to approve Medalion landscape proposals per landscape committee in the amount of \$18,858. Brian Finerty seconded the motion and the motion passed.
2. **Committee meeting minutes** - reviewed
3. **Manager approved proposals** - reviewed

B. Architectural

1. 1826 Ashmeade – Hvac – Approved
2. 2058 Foxhall – lock – Approved
3. 2084 Foxhall - Door – Approved

C. Parking – Security is staying on top of parking

D. Social – Summer social scheduled for July 19th .

E. Clubhouse/Pool

1. Pool is open to lap swimming with no heat

2. Main pool opens April 1st, put heat and furniture out the last week of March.

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 - February28, 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 –February 28, 2025 (unaudited)

	<u>Actual</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance B/(W)</u>
Income(\$)	\$211,362.76	\$423,386.70	\$383,214.00	\$40,172.70
Expense(\$)*	\$198,056.72	\$387,628.77	\$383,214.00	(\$4,414.77)

*includes monthly contribution to Reserves

Total Cash & Savings(\$):\$5,726,918.47

**Reserve Expenditures Year to Date \$171,949.65

Reserve Fund Balance(\$): \$5,596,427.54

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

ITEM VII - Association Manager’s Report

- A. **Management update**– Management updated board on HOA Items
- B. **Calendar** – update Calander with pool date and heat turned on, add social in July
- C. Correspondence
1. **Card table reimbursement** - A motion was made by Haris Volos to reimburse Maryalice for card table in the amount of \$65.80. Deborah Finkel seconded the motion and the motion passed.
- D. Violation letters sent out – management to follow up on owner with cable on fence.

ITEM VIII - Old Business

- A. **Security Patrol Report** - reviewed
- B. **SB326 inspections** – JMJ construction is requesting to have tile removed from unit 1357 Greenwich balcony and let owner know that the tile would not be put back.
- A motion was made by Brian Finerty to approve \$52,000 for balconies in phase 3. Deborah Finkel seconded the motion and the motion passed.
- C. **AT&T Fiber Project** - Project is on hold until the electrical panel project is completed. With the exception of Ashmeade if determined that there panels do not need to be replaced. AT&T able to proceed as to no cost to the HOA.

ITEM IX - New Business

- A. **Insurance Renewal-** A motion was made by Haris Volos to approve insurance renewal by email to meet the renewal date. Deborah Finkel seconded the motion and the motion passed.
- B. **Roofing Proposal –** A motion was made by Haris Volos to approve Four Seasons roofing repair in the amount of \$2,578 for unit 1908/1909 Huxley. Brian Finerty seconded the motion and the motion passed.
- C. **Electrical Panel –** A motion was made by Haris Volos to approve Willow Glen Electric proposal in the amount of \$458,030 with a 10% deposit plus the cost of materials. Brian Finerty seconded the motion and the motion passed.

A motion was made by Brian Finerty to send homeowner electrical panel letter to attorney for review. Deborah Finkel seconded the motion and the motion passed.

- D. **Maintenance -** A motion was made by Brian Finerty to approve TRP proposal to fix address light in the amount of \$225. Deborah Finkel seconded the motion and the motion passed.

Management is to let PSI know that the carport markings on Huxley were not complete.

USA markings, management to check what they are from.

- E. **Newsletter articles –** New format
 - Doggie bags
 - SB326 update
 - Electrical panel update
- F. **Agenda –**

ITEM X - Adjournment

There being no further business before the Board of Directors, the meeting was adjourned at 8:25pm. 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, April 8, 2025.

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

Board Approved Meeting Minutes : April 8, 2025