

**HAMILTON COVE HOMEOWNERS ASSOCIATION
MINUTES
MEETING OF THE BOARD OF DIRECTORS
BY ZOOM
12/28/2024
9:00 AM**

The meeting called to order at 9:10 AM by President Norris Bishton. The following directors were present by Zoom:

Norris J. Bishton, Jr.
Martin Curtin
Bart Glass
Richard Kirschner
Rimas Butkys

Approximately 6 Owners were present by Zoom, the number varying during the meeting,

APPROVAL OF MINUTES

The minutes of the Board meeting of November 27, 2024, were approved.

EXECUTIVE SESSIONS

Mr. Bishton reported that the Board has not met in Executive Session since the last meeting.

NEW BUSINESS

The President informed the meeting that the Association is a self-managed association with the day-to-day management of the Association delegated to the officers in accordance with the following statutory authority:

Corp. Code § 7210. Board of Directors; Exercise of Powers;

Delegation of Management. Each corporation shall have a board of directors. Subject to the provisions of this part and any limitations in the articles or bylaws relating to action required to be approved by the members (Section 5034), or by a majority of all members (Section 5033), the activities and affairs of a corporation shall be conducted

and all corporate powers shall be exercised by or under the direction of the board. **The board may delegate the management of the activities of the corporation to any person or persons, management company, or committee however composed, provided that the activities and affairs of the corporation shall be managed and all corporate powers shall be exercised under the ultimate direction of the board.**

Applicable law and the Association's CC&Rs, Bylaws and Rules require certain matters to be decided by the Board. All such matters are decided by the Board and not the officers.

ELECTION OF OFFICERS

Section 5.01 of the Bylaws require that the President be a director. The other officers need not be directors. After a discussion, the following slate of officers was proposed:

President	Norris J. Bishton, Jr.
Executive Vice President	Bart Glass
Vice President	Mike Owens
Vice President and Secretary	Martin Curtin
Vice President and Treasurer	Richard Kirschner

Upon a motion duly made and seconded the slate was approved by the following vote:

FOR—Bishton, Glass, Curtin and Kirschner
AGAINST—Butkys

TASK FORCE

Upon a motion dully made, seconded and unanimously approved, the following task force was formed:

FIRE INSURANCE TASK FORCE

DUTIES--investigate fire insurance options and make recommendations to the Board

CHAIRPERSON RIMAS BUTKYS
JON PETERSON
BRAD HILL
JOHN NICHOLS

COMMITTEES

Upon motions duly made and seconded, the following committees were approved with the voting as indicated:

ARCHITECTURAL COMMITTEE
DUTIES—as provided in the CC&Rs and Rules

CHAIRPERSON MARTIN CURTIN
MIKE OWENS
BEN BURKHALTER
BART GLASS—NON-VOTING

FOR—Bishton, Glass, Curtin and Kirschner
AGAINST—Butkys

BOATING COMMITTEE
DUTIES—routine matters re moorings, float, dock and beach area and make recommendations to the Board

CHAIRPERSON RICH KIRSCHNER
MIKE OWENS
MARTIN CURTIN

FOR—Bishton, Glass, Curtin and Kirschner
AGAINST—Butkys

GYM COMMITTEE
DUTIES—ROUTINE MATTERS INVOLVING THE GYM AND MAKE recommendations to the board

CHAIRPERSON RICHARD KIRSCHNER
MARTIN CURTIN

FOR—Bishton, Butkys, Glass, Curtin and Kirschner

LANDSCAPING AND GROUNDS COMMITTEE

DUTIES—routine matters regarding the landscaping and grounds and make recommendations to the board

CHAIRPERSON MARTIN CURTIN
BART GLASS
BARBARA FOX
DEBBIE HUDSON

FOR—Bishton, Butkys, Glass, Curtin and Kirschner

LITIGATION COMMITTEE

CHAIRPERSON BART GLASS
MARTIN CURTIN
MIKE OWENS

FOR—Bishton, Glass, Curtin and Kirschner
AGAINST—Butkys

OPERATIONS COMMITTEE

DUTIES—routine operating matters not requiring Board approval

NORRIS BISHTON CHAIRPERSON
MARTIN CURTIN
MIKE OWENS

FOR—Bishton, Glass, Curtin and Kirschner
AGAINST—Butkys

SOCIAL COMMITTEE

DUTIES—approve and supervise private parties

CHAIRPERSON JULIE GLASS
NORRIS BISHTON
RIMAS BUTKYS

FOR—Bishton, Butkys, Glass, Curtin and Kirschner

EXECUTIVE SESSION

The Board met in Executive Session to discuss contract and litigation matters.

December 28, 2024

Martin Curtin, Secretary