

NOTICE—BOARD MEETING BY ZOOM WEDNESDAY  
JUNE 24<sup>TH</sup> 2026 AT 3:00 PM

Attached are the agenda and other material for the meeting.

Norris Bishton is inviting you to the scheduled Zoom meeting.  
Topic: HCHOA Quarterly Board Meeting

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**HAMILTON COVE HOMEOWNERS ASSOCIATION  
AGENDA  
MEETING OF THE BOARD OF DIRECTORS  
BY ZOOM  
JUNE 24, 2026  
3:00 PM**

- I CALL TO ORDER
- II REPORT ON EXECUTIVE SESSIONS
- III APPROVAL OF MEETING MINUTES 12/20/2025, 3/14/2026, and 3/18/2026
- IV PRESIDENT’S REPORT
- V TREASURER’S REPORT
- VI OLD BUSINESS
  - A. JACUZZI INCIDENT
  - B. RAMP REPAIR
- VII NEW BUSINESS
  - A. CONFLICT OF INTEREST STATEMENTS
  - B. APPROVAL OF AMENDED RULES & REGULATIONS TO COMPLY WITH AB130 (PROPOSED AMENDED RULES SENT TO ALL OWNERS ON 3/27/26)
  - C. PROCEDURE FOR ENFORCING RULES
  - D. ABUSIVE BEHAVIOR TOWARDS EMPLOYEES
  - E. ACTING SECURITY SUPERVISOR
  - F. PROBLEMS WITH INTERNET AND CELL PHONE ACCESS
  - G. DISCUSSION OF DIGITAL DOOR LOCKS
  - H. DISCUSSION OF LARGE ELECTRIC GOLF CARTS
  - I. LIMITATIONS ON THE USE OF COMMON AREA FOR CHARGING STATIONS (SEE ATTACHED)
  - J. AUTOMATING POOL AND JACUZZI CHEMICAL MAINTENANCE
  - K. PROVIDING TENNIS AND PUTTING EQUIPMENT
- VIII HOMEOWNER COMMENTS
- IX ADJOURNMENT
- X EXECUTIVE SESSION IF NEEDED

## **Civil Code Provisions Applicable to Owner Changes in the Common Area or Separate Area**

### **Civil Code section 4600**

**(a)** Unless the governing documents specify a different percentage, the affirmative vote of members owning at least 67 percent of the separate interests in the common interest development shall be required before the board may grant exclusive use of any portion of the common area to a member.

**(b)** Subdivision (a) does not apply to the following actions:

**(1)** A reconveyance of all or any portion of that common area to the subdivider to enable the continuation of development that is in substantial conformance with a detailed plan of phased development submitted to the Real Estate Commissioner with the application for a public report.

**(2)** Any grant of exclusive use that is in substantial conformance with a detailed plan of phased development submitted to the Real Estate Commissioner with the application for a public report or in accordance with the governing documents approved by the Real Estate Commissioner.

**(3)** Any grant of exclusive use that is for any of the following reasons:

**(A)** To eliminate or correct engineering errors in documents recorded with the county recorder or on file with a public agency or utility company.

**(B)** To eliminate or correct encroachments due to errors in construction of any improvements.

**(C)** To permit changes in the plan of development submitted to the Real Estate Commissioner in circumstances where the changes are the result of topography, obstruction, hardship, aesthetic considerations, or environmental conditions.

**(D)** To fulfill the requirement of a public agency.

**(E)** To transfer the burden of management and maintenance of any common area that is generally inaccessible and not of general use to the membership at large of the association.

**(F)** To accommodate a disability.

**(G)** To assign a parking space, storage unit, or other amenity, that is designated in the declaration for assignment, but is not assigned by the declaration to a specific separate interest.

(H) To install and use an electric vehicle charging station in an owner's garage or a designated parking space that meets the requirements of [Section 4745](#), where the installation or use of the charging station requires reasonable access through, or across, the common area for utility lines or meters.

(I) To install and use an electric vehicle charging station through a license granted by an association under [Section 4745](#).

(J) To install and use a solar energy system on the common area roof of a residence that meets the requirements of Sections 714, 714.1, and, if applicable, [Section 4746](#).

(K) To comply with governing law.

(c) Any measure placed before the members requesting that the board grant exclusive use of any portion of the common area shall specify whether the association will receive any monetary consideration for the grant and whether the association or the transferee will be responsible for providing any insurance coverage for exclusive use of the common area.

### **Civil Code section 4760**

(a) Subject to the governing documents and applicable law, a member may do the following:

(1) Make any improvement or alteration within the boundaries of the member's separate interest that does not impair the structural integrity or mechanical systems or lessen the support of any portions of the common interest development.

(2) Modify the member's separate interest, at the member's expense, to facilitate access for persons who are blind, visually handicapped, deaf, or physically disabled, or to alter conditions which could be hazardous to these persons. These modifications may also include modifications of the route from the public way to the door of the separate interest for the purposes of this paragraph if the separate interest is on the ground floor or already accessible by an existing ramp or elevator. The right granted by this paragraph is subject to the following conditions:

(A) The modifications shall be consistent with applicable building code requirements.

(B) The modifications shall be consistent with the intent of otherwise applicable provisions of the governing documents pertaining to safety or aesthetics.

(C) Modifications external to the dwelling shall not prevent reasonable passage by other residents, and shall be removed by the member when the separate interest is no longer occupied by persons requiring those modifications who are blind, visually handicapped, deaf, or physically disabled.

(D) Any member who intends to modify a separate interest pursuant to this paragraph shall submit plans and specifications to the association for review to determine whether the modifications will comply with the provisions of this paragraph. The association shall not deny approval of the proposed modifications under this paragraph without good cause.

(b) Any change in the exterior appearance of a separate interest shall be in accordance with the governing documents and applicable provisions of law.

#### **Civil Code section 4745**

- (a) Any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in a common interest development, and any provision of a governing document, as defined in [Section 4150](#), that either effectively prohibits or unreasonably restricts the installation or use of an electric vehicle charging station within an owner's unit or in a designated parking space, including, but not limited to, a deeded parking space, a parking space in an owner's exclusive use common area, or a parking space that is specifically designated for use by a particular owner, or is in conflict with this section is void and unenforceable.
- (b) (1) This section does not apply to provisions that impose reasonable restrictions on electric vehicle charging stations. However, it is the policy of the state to promote, encourage, and remove obstacles to the use of electric vehicle charging stations.
- (2) For purposes of this section, "reasonable restrictions" are restrictions that do not significantly increase the cost of the station or significantly decrease its efficiency or specified performance.

- (c) An electric vehicle charging station shall meet applicable health and safety standards and requirements imposed by state and local authorities, and all other applicable zoning, land use, or other ordinances, or land use permits.
- (d) For purposes of this section, “electric vehicle charging station” means a station that is designed in compliance with the California Building Standards Code and delivers electricity from a source outside an electric vehicle into one or more electric vehicles. An electric vehicle charging station may include several charge points simultaneously connecting several electric vehicles to the station and any related equipment needed to facilitate charging plug-in electric vehicles.
- (e) If approval is required for the installation or use of an electric vehicle charging station, the application for approval shall be processed and approved by the association in the same manner as an application for approval of an architectural modification to the property, and shall not be willfully avoided or delayed. The approval or denial of an application shall be in writing. If an application is not denied in writing within 60 days from the date of receipt of the application, the application shall be deemed approved, unless that delay is the result of a reasonable request for additional information.
- (f) If the electric vehicle charging station is to be placed in a common area or an exclusive use common area, as designated in the common interest development’s declaration, the following provisions apply:
  - (1) The owner first shall obtain approval from the association to install the electric vehicle charging station and the association shall approve the installation if the owner agrees in writing to do all of the following:
    - (A) Comply with the association’s architectural standards for the installation of the charging station.
    - (B) Engage a licensed contractor to install the charging station.
    - (C) Within 14 days of approval, provide a certificate of insurance as required by paragraph (3).
    - (D) Pay for both the costs associated with the installation of and the electricity usage associated with the charging station.
  - (2) The owner and each successive owner of the charging station shall be responsible for all of the following:
    - (A) Costs for damage to the charging station, common area, exclusive use common area, or separate interests resulting from the installation, maintenance, repair, removal, or replacement of the charging station.

- (B)** Costs for the maintenance, repair, and replacement of the charging station until it has been removed and for the restoration of the common area after removal.
  - (C)** The cost of electricity associated with the charging station.
  - (D)** Disclosing to prospective buyers the existence of any charging station of the owner and the related responsibilities of the owner under this section.
- (3)** The owner of the charging station, whether located within a separate unit or within the common area or exclusive use common area, shall, at all times, maintain a liability coverage policy. The owner that submitted the application to install the charging station shall provide the association with the corresponding certificate of insurance within 14 days of approval of the application. That owner and each successor owner shall provide the association with the certificate of insurance annually thereafter.
- (4)** A homeowner shall not be required to maintain a homeowner liability coverage policy for an existing National Electrical Manufacturers Association standard alternating current power plug.
- (g)** Except as provided in subdivision (h), installation of an electric vehicle charging station for the exclusive use of an owner in a common area, that is not an exclusive use common area, shall be authorized by the association only if installation in the owner's designated parking space is impossible or unreasonably expensive. In such cases, the association shall enter into a license agreement with the owner for the use of the space in a common area, and the owner shall comply with all of the requirements in subdivision (f).
  - (h)** )The association or owners may install an electric vehicle charging station in the common area for the use of all members of the association and, in that case, the association shall develop appropriate terms of use for the charging station.
  - (i)** An association may create a new parking space where one did not previously exist to facilitate the installation of an electric vehicle charging station.
  - (j)** An association that willfully violates this section shall be liable to the applicant or other party for actual damages, and shall pay a civil penalty to the applicant or other party in an amount not to exceed one thousand dollars (\$1,000).
  - (k)** In any action by a homeowner requesting to have an electric vehicle charging station installed and seeking to enforce compliance with this section, the prevailing plaintiff shall be awarded reasonable attorney's fees.