

**HAMILTON COVE HOMEOWNERS ASSOCIATION**  
**MINUTES**  
**MEETING OF THE BOARD OF DIRECTORS**  
**BY ZOOM**  
**12/20/2025**  
**10:15 AM**

The meeting called to order at 10:15 AM by President Norris Bishton. The following directors were present by Zoom:

Norris J. Bishton, Jr.  
Martin Curtin  
Bart Glass  
Rimas Butkys  
Brent Humphreys

Approximately 35 Owners were present by Zoom, the number varying during the meeting,

**APPROVAL OF MINUTES**

The minutes of the Board meeting of October 28, 2025, were considered by the three directors who were present at that meeting. Butkys stated he had not read the minutes and abstained from voting. Approved by Bishton and Curtin.

**EXECUTIVE SESSIONS**

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

**PRESIDENT'S REPORT**

The passing of Steve Hinchliffe, one of the first Owners at Hamilton Cove, was noted. Steve was a long time Hamilton Cove enthusiastic known for his philanthropy.

Various Owners requested and obtained membership lists which contain email addresses and phone numbers. Such information is to be used solely for Association business purposes. The information is to be used in such a way as to protect the privacy of members. Emails have been sent disclosing to the world the email addresses of all members. Emails have been sent anonymously using the

Association's name often from a foreign URL so the sender cannot be traced. Much of the time the emails contain wrong information. For example, the claim that the Association is responsible for the 36 moorings at HC. It is not. It is responsible for 18 with special rights for members. Or that the Association agreed to reduce the number of units to be built on the Remaining Land. It did not do so. Instead, it gained substantial rights regarding Pad 14 including the second pool and the road from the gate to the hairpin turn. The right information can be found in the agreements available at the Association's website- [hchoacatalina.org](http://hchoacatalina.org). Emails from the Association will be sent only from the Association's website-- [hamiltoncoveassoc@sbcglobal.net](mailto:hamiltoncoveassoc@sbcglobal.net).

The Inspector of Election's Report is attached and on the website.

## **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.

## **NEW BUSINESS**

### **A. 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	Brent Humphreys
Vice President and Secretary	Martin Curtin
Treasurer	Ben Burkhalter

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

FOR—Bishton, Glass and Curtin

AGAINST—Butkys

ABSTAIN—Humphreys

[Ben Burkhalter is a retired architect who has served on the Architectural Committee for two years. He is President of an 88 Unit HOA on the mainland, and he has considerable experience in HOA governance and financial matters.]

Following the vote Butkys proposed a different slate than the one approved. The matter having been determined, no further action was taken.

### **ARCHITECTURAL COMMITTEE**

DUTIES—as provided in the CC&Rs and Rules

The CC&R's establishes only one committee with decision making authority--the Architectural Committee. All other committees or task forces are advisory authorized only to make recommendations to the Board.

Upon a motion duly made and seconded the following members were appointed to the Architectural Committee:

CHAIRPERSON MARTIN CURTIN  
BEN BURKHALTER

BART GLASS  
JON NICHOLS (NON VOTING)

## **TASK FORCE**

### **FIRE INSURANCE TASK FORCE**

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

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

CHAIRPERSON RIMAS BUTKYS  
JON PETERSON  
BRAD HILL  
JOHN NICHOLS

## **B. COMMITTEES**

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

### **BOATING COMMITTEE**

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

RIMAS BUTKYS  
GEORGES MCCORMICK  
REED MCCLINCOCK  
MARTIN CURTIN  
GUS GAZIS

### **GYM COMMITTEE**

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

MARTIN CURTIN  
BRIAN NOYES  
GEORGES MCCORMICK  
BRAD HILL

## LANDSCAPING AND GROUNDS COMMITTEE

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

RIMS BUTKYS  
BRENT HUMPHREYS  
JOHN ALLISON  
DEBBIE HUDSON  
BERNIE CURTIN  
PATRICIA MCCORMICK

## SOCIAL COMMITTEE

DUTIES—approve and supervise private parties

CHAIRPERSON JULIE GLASS  
NORRIS BISHTON  
RIMAS BUTKYS

## COMMITTEES NOT APPROVED OR DISCONTINUED

Litigation Committee  
Operating Committee  
Budget Committee

## C. INSURANCE BROKER OF RECORD

The Association does not have a broker of record. Any broker who wishes to quote can do so. Hessler Insurance is compensated by the carriers not the Association. The Board determines the best proposal. Over 20 years ago the then broker for the Association failed to pay for one policy. Hessler Insurance had nothing to do with the incident. [Hessler Insurance was recently defamed by the McCormicks in an email sent to most members.] No action was taken on this agenda item.

## D. RESERVE STUDY

By law every three years, the Association hires an outside service to identify capital assets having a useful life of less than 30 years and the cost of their replacements. This includes elements of larger systems which have a useful life of less than 30 years such as pumps. Based upon this information the service recommends a replacement fund. Expenditures from the fund are determined by

the officers and are reported in the monthly financial statement available on the website. No action was taken on this agenda item.

#### **E. SOFTWARE TO AUTOMATE VARIOUS FUNCTIONS**

This item is being investigated. There are many obstacles to overcome. Most notably, the availability of employees to operate such software. No action was taken on this agenda item.

#### **F. CONFLICT OF INTEREST POLICY**

The Association has a Conflict of Interest Policy. The statement reflecting the policy will be updated and executed by all directors and officers.

#### **G. FIRE SPRINKLER INSPECTION**

Sprinkler inspections are done every 5 years. The Association is behind schedule because of COVID. Buildings 3, 4, 5, & 6 do not have sprinklers, not required when they were built. Buildings 1,2,13, 17 & 18 need to be completed. Inspection is needed before we go forward with repairs. No action was taken on this agenda item.

#### **H. MATTERS NOT ON THE AGENDA**

Matters not on the agenda were discussed. No action was or could be taken as to such items.

### **EXECUTIVE SESSION**

The Board met in Executive Session to discuss personnel matters.

December 20, 2025

---

Martin Curtin, Secretary

# HAMILTON COVE HOMEOWNERS ASSOCIATION

## ANNUAL MEETING OF MEMBERS AND BALLOT COUNTING REPORT OF THE INSPECTOR OF ELECTIONS

I, Stuart Baron, the duly appointed Inspector of Elections, at the at the Annual Meeting of the Homeowners Association, a California Nonprofit, Mutual-Benefit Corporation, held on December 6, 2025, do hereby report:

- The number of members entitled to vote on matters reported below at the Annual Meeting was 194
- I determined that a quorum was present per the Association's Governing Documents
- I reviewed the registration and all ballots received
- I determined the authenticity, validity, and effect of each ballot
- I determined all challenges and questions in anyway arising in connection with the right to vote
- I received a total of 131 valid, signed ballot return envelopes

The ballots are opened and tabulated, and the results are as follows:

Alirez Bakhdshi	65
Martin Curtin	66
Bart Glass	68
Richard Kirschner	63
Reed McClintock	58
Brent Humpherys	69

Counters of the ballots included myself as the duly appointed Inspector of Elections assisted by Nasreen Jordan (18/71) and Anita Peterson (12/56).

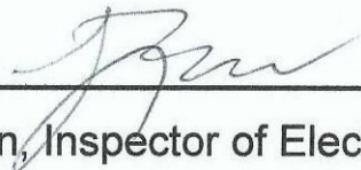
Immediately after the official count was tabulated and reported, Director Butkys and owner Georges McCormick, asked for and took the ballots and mailing envelopes. They then did their own count which they reported to me as the Inspector of Election was the same as our tabulation.

I received no further ballots after the time the poll was closed. There was one ballot where the owner cast all three votes for Reed. However, it had been made clear that there was no cumulative voting so only 1 vote for Reed was recorded.

It is noted that the following homeowners reported they did not have their ballots and requested replacements which were sent by USPS.

11/13/25	Ehret
11/13/25	Nichols
11/20/25	Gazis
11/20/25	Hansen
11/21/25	Sellas
11/26/25	Perrault
12/5/25	Jervis

I hereby certify and declare that I have conducted the election/vote with fairness to all members; I have performed my duties impartially, in good faith and expeditiously as possible, and that the count of ballots, to the best of my knowledge and information contained in this report an certificate is accurate in all respects to the best of my knowledge.



---

Stuart Baron, Inspector of Elections – By Secret Ballot