

**HAMILTON COVE HOMEOWNERS ASSOCIATION  
MINUTES  
MEETING OF THE BOARD OF DIRECTORS  
BY ZOOM  
September 13, 2025  
9:00 AM**

The meeting called to order at 9:15 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 30 Owners were present by Zoom, the number varying during the meeting,

**APPROVAL OF MINUTES**

The minutes of the Board meeting of June 28, 2025, were approved.

**EXECUTIVE SESSION**

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

**OLD BUSINESS**

A. **BARRIERS.** Marin Curtin reported that the Architectural Committee has determined that no form of barrier between Units with a common balcony could be designed that would meet the requirements of the fire department which are the basis for the rule:

**8. Common Balconies.** Common Balconies are balconies that are accessible from two or more Units. **Common Balconies exist primarily to provide a second exit from a Unit in case of fire or other emergency and for use by the Fire Department and emergency personnel.** Any blockage whether by furniture or otherwise that would impair access in the case of an emergency is a serious violation of the Rules. If an Owner is

advised in writing by the Association that he or she is blocking access on a Common Balcony, the blockage must be immediately removed.

Mr. Curtin further reported that the only plants may be placed between Units conforming to the following rule:

**26. Owner's Planters and Furniture.** All plants in individual planter boxes and self-owned patio furniture must remain within the associated Unit's patio area and may not block access for emergency evacuation. All plants must be properly maintained, and all dead plants must be removed. All planters or pots that may block a Common Area must be on rollers. Plants shall be contained within each associated Unit's patio airspace. Do not put plants on the balcony rails.

After a discussion upon a motion duly made and seconded, the following resolution was unanimously adopted:

RESOLVED, that barriers between Units with common balconies are not permitted;

FURTHER RESOLVED, that blockages preventing passageway along a common balcony are a violation of the Rules and must be removed;

FURTHER RESOLVED, that "All planters or pots that may block a Common Area must be on rollers. " as required by the Rules;

FURTHER RESOLVED, that notice be given to all Owners who have erected barriers and to their rental agency, if any, that all barriers must be removed within 30 days or they will be removed by the Association.

## B. SPRINKLER HEAD INSPECTION AND REPAIR

Mr. Curtin reported that the sprinkler head inspection and repair is proceeding well but that access to the interior of Units is required. Thus, Owner cooperation is required.

## C. COST OF WATER

The Association is feeling the effect of the large increase in water rates

--from \$0.04 a gallon to \$0.07 a gallon. The Association is using the same amount of water as in past years. However, so far this year the cost is \$86,000 more than last year.

#### D. FEEDING CATS

Mr. Curtin reported that someone is feeding cats which are living under Building 9. The cats defecate under the building, and it is a mess when staff have to go under the building to make repairs. Mr. Bishton reminded the meeting that the rules prohibit feeding wild cats.

### VI NEW BUSINESS

#### A. CURRENT FINANCIAL CONDITION/ LATE FEES

Mr. Bishton reported that the current financial condition was very tight. Associations do not have working capital like businesses. Consequently, they are totally dependent upon members paying monthly assessments timely. Monthly assessments are due on the 1st of the month, not the 15th of the month and are considered paid on the date the check is received by the Association, provided the check is honored by the bank. Most HC Members pay timely, but some do not. The Rules provide as follows:

Assessments are delinquent thirty (30) days after they are due, and late charges pursuant to the following schedule of penalties and interest shall be applied to the account in accordance with the Association's CC&R's and Civil Code:

- 10% Penalty shall be added to each delinquent payment.
- Delinquent payments shall bear interest at an annual rate of 12% from the date the payment became due until paid.

Late fees were suspended because of a COVID. It is unfair to the vast majority of Members that some Members do not timely pay.

Upon a motion dully made and seconded the following resolution was adopted by a majority of the Board:

RESOLVED, the previous suspension of late fees is lifted effective 11/1/2025 as to all sums due other than fines.

For—Bishton, Curtin, Glass and Kirschner

Against—Butkys

## B. EFFECT OF AB 130

A new law, AB 130, effective 7/1/2025, substantially altered the existing law regarding imposition of fines. Information regarding the new law was set out in the agenda. It was the consensus of the Board that the Association's General Counsel be retained to bring the Association's Rules into conformity with the new law.

## C. FIRE INCIDENTS

There were two recent fire incidents. A golf cart in poor condition and a garbage disposal unit caught fire. Both fires were extinguished without further damage. The Board has little information as to the causes of the fires. The Board stressed the importance of having appliances such as garbage disposal units installed by a licensed electrician. While the Association does not have rules regarding the condition of golf carts, proper maintenance is a necessity. Additionally, every unit should have readily available fire extinguishers.

## D. ELECTRIC GOLF CARTS AND CHARGING

The City of Avalon has banned all gas golf carts except those manufactured in 2023 or earlier. Currently there are 13 electric golf carts in use. One additional cart is in the process of being converted from gas to electric. Once completed: 14 total electric carts

### Private Chargers

- 6 carts have their own dedicated AV chargers

- This count includes the cart currently undergoing conversion

### HOA Chargers

- The HOA owns 3 AV charging stations

- Each station can charge 2 carts at once

- Total HOA charging capacity: 6 carts simultaneously

- HOA pays for electricity.

This is a developing problem as more and more gas carts age out. The Architectural Committee will consider the issues created and make recommendations.

#### E. PHONE LINES

The Association has been able to eliminate all landlines except the Security Guard line at substantial savings. The Office cell number is 310 956 2727. Security and HCHOA Fax lines have been disconnected. Security is no longer using or receiving faxes.

#### F. ANNUAL MEETING

The Annual Meeting will be held on Saturday December 6, 2025

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Martin Curtin. Secretary.