

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

October 10, 2012 at 6:30 p.m.
CDS Clubhouse, 400 Abalone Drive, La Selva Beach

CALL TO ORDER:

The meeting was called to order at approximately 6:30 p.m. by President Bob Fennell. A legal quorum of Directors was present to conduct the Board of Directors Meeting. Legal notice was by actual written notice posted on the community bulletin board as prescribed in the Association's bylaws.

DIRECTORS PRESENT:

Bob Fennell, Jesse Fielding, Howard Kalt, and Henry Bose.
Absent: Mike Barber.

OTHERS PRESENT:

Ernie Anderson and Michele Maldonado, from the Management Company, Michele served as the recording secretary at the outset of the Meeting. Also present owner Scott Thomas, who serves as the Association's On-Site Manager. Owners John Mello and Warren Prince.

MINUTES:

Minutes from the Board of Directors Meeting held on September 10, 2012 were approved as presented.

FINANCIAL REPORTS:

Financial reports for the nine-month period through September 30, 2012:

Balance Sheet Report. Total funds on deposit \$769,679.

Operating Fund Report. Revenues total \$234,553 at 101% of budget. Expenses total \$187,924 at 80% of budget. Net change +\$46,629.

Reserve Fund Report. Revenues total \$209,010 at 100% of budget. Capital repairs total \$141,527 at 35% of budget. Net change +\$67,483.

Aged Receivable Report. All members are current with four exceptions. Two owners are one month or less past due, (\$950); two owners are three months past due (\$2,211). Four owners have prepaid dues, total -\$3,488.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending September 30, 2012. A copy of the report is made a part of these Meeting Minutes.

RECAP OF WORK ORDERS AND CORRESPONDENCE:

A recap of work order requests and correspondence were reviewed by Directors. A copy of this report is also made a part of the Meeting Minutes.

NEW WORK REQUESTS

302 Pismo – Rotted beam above garage door.

LANDSCAPE COMMITTEE:

Bob reported that the water department may be raising rates for the water desalinization plant. If they do CDS would need to have more bark and drought tolerant plants without irrigation.

Bob and Scott met with Nathan Lewis of Lewis Tree Service for a walkthrough of the association. Nathan will provide a site map with prioritization of trees that need trimming or replacement.

ARCHITECTURAL COMMITTEE UPDATES:

272 CDS – Window Replacement. A motion was made, seconded, and passed unanimously to approve the window replacement. An approval letter will be sent to the owner with a list of authorized windows.

FINANCIAL:

Draft 2013 Operating Budget Pending Reserve Study Report: Henry, Bob and Scott met with John D. Beatty for an onsite inspection with components. John D. Beatty anticipates to have the draft Reserve Study within two weeks. Tabled until November pending draft Reserve Study.

ENVIRONMENTAL COMMITTEE UPDATES:

Beach Path Drainage Work-Insurance Claim. A motion was made to proceed with drainage repairs on the beach path, seconded, and passed unanimously.

Insurance Claim tabled until November, awaiting update.

NEW BUSINESS:

Governing Document Revisions. Michele reported that she has received approximately 78 ballots. A motion was made to open ballots, seconded, and passed unanimously. A post card will be sent to homeowners if they want their vote counted to return by November 5th. The ballots will be opened at the November meeting.

CERT. John Mello reported that he is contacting other associations and looking at their emergency plans. He is getting an understanding of what needs to be included in the emergency plan. He will contact La Selva Fire department for an outline of what needs to be included.

PENDING ITEMS:

None.

HOMEOWNERS FROM THE FLOOR: Warren Prince reported to the Board that when the original siding was put on the contractor punctured a pipe in the wall near the shower with a nail. They soldered the pipe to fix the puncture. It had a

slow leak, Warren had Tino's Plumbing fix. Other homes in Phase 5 may have the same issue.

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, November 5, 2012 at 6:30 p.m. in the Clubhouse.

ADJOURNMENT:

There being no further business to bring before the Association's Board of Directors, a motion was duly made, seconded, and by unanimous voice vote of Directors present adjourned the public portion of the Meeting at 7:55 p.m.

Closed Executive Session.

Session was called to order 7:56 P.M.

ADJOURNMENT.

Directors adjourned the closed executive session at approximately 8:05 P.M. by a unanimous vote for a motion to adjourn. MSP.

WEBSITE INFORMATION REMINDER:

Name of Website: www.canondelsol.com

Username: cds

Password: surfandsun

WIFI IN THE CLUBHOUSE.

Password: **510cb1bc77e2a8674171**

IMPORTANT REMINDER!

SHUT YOUR WATER OFF WHEN LEAVING POLICY REMINDER:

Ernie reminds everyone to remember to shut off the water supply to your residence whenever you are leaving your home for more than the day. Water shut off valves is located at the front of each residence, and if anyone has trouble finding your valve, or turning it off, please call Management for help. Water damages to the interior of a residence from leaking appliances, broken pipes, are an individual unit owner responsibility.

RETURN YOUR BALLOT FOR AMENDING THE CC&R'S ABD BYLAWS