

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

March 5, 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 Vice-President Howard Kalt. 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:

Mike Barber, Jesse Fielding, Howard Kalt and Scott Thomas.
Absent: Bob Fennell.

OTHERS PRESENT:

Ernie Anderson and Michele Maldonado, from the Management Company, Michele served as the recording secretary at the outset of the Meeting.

MINUTES:

Minutes from the Board of Directors Meeting held on February 6, 2012 were approved as presented.

FINANCIAL REPORTS:

Financial reports for the two-month period through February 29, 2012:

Balance Sheet Report. Total funds on deposit \$735,343.

Operating Fund Report. Revenues total \$52,677 at 102% of budget. Expenses total \$36,499 at 66% of budget. Net change +\$16,178.

Reserve Fund Report. Revenues total \$46,133 at 100% of budget. Capital repairs total -\$1,022 at -1% of budget. Net change +\$47,155.

Aged Receivable Report. All members are current with eight exceptions. Four owners are one month or less past due, (\$949); one owner is two months past due (\$957); three owners are three months past due, (\$2,699). Six owners have prepaid dues, total -\$8,124.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending February 29, 2012. A copy of the report is made a part of these Meeting Minutes.

A motion was made, seconded, and passed unanimously to accept the bid of \$420 from First Alarm to install a new emergency pool phone plus the cost to restore the phone line and a \$48 monthly fee to monitor.

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.

LANDSCAPE COMMITTEE:

A motion was made to accept the bid of \$3,625 from Arbor Art for 2012 tree work, seconded, and passed unanimously.

ARCHITECTURAL COMMITTEE UPDATES:

291 CDS- Deck. A motion was made, seconded and passed unanimously to approve the deck plans subject to the following conditions:

- All construction to satisfy local code and HOA requirements
- Deck will be attached to posts
- Send Board list of the window and door specifications
- Necessary relocation of irrigation and trap door under the residence requires HOA approval and is at owner's cost
- An inspection of the deck will be made when completed by the association's architect. The cost of this inspection will be paid for by the homeowner

435 Oyster- Satellite Dish. A motion was made, seconded, and passed unanimously to approve the satellite dish. It is to be placed on the rear deck support.

270 Pismo – Satellite Dish. The satellite dish will be mounted on a pole three feet above the ground at the rear of 270 Pismo just inside the fence line that separates Canon del Sol from State Property. The dish will be about 20 feet from the unit and all cables from the dish to the unit will be buried at least six inches underground. This has all been communicated to and approved by Scott Thomas, Dish Network, and the homeowner.

ENVIRONMENTAL COMMITTEE UPDATES:

Beach Path Drainage Work-Insurance Claim. Tabled until April pending an update on the claim.

NEW BUSINESS:

Governing Document Revisions. The Board submitted a round of suggested changes and is awaiting response from the Attorney. After their review is completed, the proposed CC&R's and ByLaws will be mailed to homeowners to review in early April.

Attorney Catherine Philipovitch will be attending the Annual Owners meeting to answer any questions homeowners will have on the proposed CC&R's and ByLaws.

Electrical Inspection Re-Cap. The Board reviewed a re-cap of completed electrical inspections. Letters will be sent to those homeowners who have not completed their inspections or any recommended work that should be done according to the electrician.

Website Update. Redshift has completed the website and is awaiting the final approval from Bob Fennell to put up. An occupancy form will be mailed with the next dues to aid in creating a website directory for homeowners.

Phase 1 Painting. Tabled until April pending timeline from Sean Jiggins as to when the doors and decks will be finished.

Bids for painting Phases 4 and 5 will be obtained for the Board to review.

Tennis Court Resurfacing. Tabled until April pending Saviano Company inspecting the cracks in the tennis court.

Paving Bids. Tabled until April pending bids.

Phase 2 Siding/Roof Repair. The Board reviewed recommendations from Dale Rutledge and will obtain three more bids.

CSA #5, 2013 Budget. The Board reviewed the 2013 budget noting there will not be an increase next year and all repairs have been completed. A copy of the budget will be in the Annual Owners Meeting packet. The Board commended Mona Salvage and Terry Humanick for their continuing effort to reduce CSA Service Charges to Canon Del Sol.

Annual Nominating Committee. As required in the ByLaws, the Board established a Nominating Committee, to be chaired by Mike Barber and consisting Scott Thomas and one additional homeowner, to propose the Board's candidates for the two seats to be voted upon at the April 14 Annual Homeowners' Meeting. Homeowners will be advised of the process for additional names in the packet to be distributed in advance of the meeting.

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, April 2, 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 8:35 p.m.

WEBSITE INFORMATION REMINDER:

The web-site is currently down.

Name of Website: www.canondelsol.com

Password: surfandsun

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.