

CANON DEL SOL HOMEOWNERS ASSOCIATION

**BOARD OF DIRECTORS MEETING MINUTES**

July 16, 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:**

Michele Maldonado, from the Management Company, Michele served as the recording secretary at the outset of the Meeting. Also present were Mona Salvage and owner Scott Thomas, who serves as the Association's On-Site Manager. Homeowners present: John Mello and John Schubert.

**MINUTES:**

Minutes from the Board of Directors Meeting held on June 4, 2012 were approved as amended.

**Paving Bids. After meeting with Chuck Michaelis, paving consultant, and reviewing the streets the Board decided not to pave this year.**

**PRESENTATION BY BILL HANSEN, HANSEN INSURANCE, EARTHQUAKE OPTIONS.**

Bill Hansen reported Canon del Sol has \$10 million in Earthquake insurance which is based on actual cash value. He also explained that all homeowners should have an HO-6 policy, which covers the inside of the unit and personal property. He will attend the next Annual meeting next year. The Board thanked Bill for attending.

**FINANCIAL REPORTS:**

Financial reports for the six-month period through June 30, 2012:

Balance Sheet Report. Total funds on deposit \$788,943.

Operating Fund Report. Revenues total \$156,085 at 101% of budget. Expenses total \$120,071 at 77% of budget. Net change +\$36,013.

Reserve Fund Report. Revenues total \$139,770 at 101% of budget. Capital repairs total \$33,520 at 3% of budget. Net change +\$106,250.

Aged Receivable Report. All members are current with five exceptions. Four owners are one month or less past due, (\$638); one owner is three months past due (\$65). Five owners have prepaid dues, total -\$5,118.

#### **ON-SITE MANAGERS REPORT:**

Scott Thomas reported to Directors, in a written report, on items for the current period ending June 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**

**Landscape Irrigation.** Obtain 3 bids, Aqua Green and two more landscape companies to convert from drip irrigation on Pismo.

**Tennis Court Screens.** Power wash screens before removing.

#### **LANDSCAPE COMMITTEE:**

**418 Oyster** – A motion was made to have the tree trimmed and thinned at 418 Oyster, seconded, and passed unanimously.

#### **ARCHITECTURAL COMMITTEE UPDATES:**

**313 CDS- Deck Conversion to Living Space.** A motion was made to approve deck conversion to living space if no one objected the neighborhood review, seconded, and passed unanimously.

**270 Satellite Dish Relocation.** A motion was made to plant in front of the satellite dish to block it from view of neighbors, seconded, and passed unanimously.

#### **ENVIRONMENTAL COMMITTEE UPDATES:**

**Beach Path Drainage Work-Insurance Claim.** Mona Salvage reported Canon Del Sol is in negotiations with the attorney for Coastal Nurseries.

#### **NEW BUSINESS:**

**Governing Document Revisions.** Michele reported that she has received approximately 47 ballots. Once the ballots are opened, no additional ballots may be counted and 47 would not even represent a quorum. A letter will be sent to homeowners who have not returned their ballots.

**Electrical Inspection Re-Cap.** The Board reviewed a re-cap of electrical panel inspections. Homeowners that have not had their units inspected, or made recommended repairs, will be requested to attend the August or September Board meeting to explain why these repairs have not been made.

**Phase 1 Painting.** Sean Jiggins has finished painting the last three door frames. A motion was made to pay the final bill of \$2,190, seconded, and passed unanimously.

**288 Pismo Roofing Bid.** The Board reviewed the roofing bid from Knox Roofing. The Board requested contractor Dale Rutledge to review bid and make recommendation. They have also requested Dale to submit a bid to make interior repairs.

**Reserve Study.** A motion was made to hire John D. Beatty & Company to prepare the reserve study, seconded, and passed unanimously.

**Labor Day Party.** Canon del Sol will host a Labor Day party on Sunday September 2<sup>nd</sup> at 1:00 in the clubhouse. The association will provide meat and drinks. Please bring an appetizer, side dish, or dessert if you plan to attend.

**PENDING ITEMS:**

None.

**HOMEOWNERS FROM THE FLOOR.**

Homeowner John Mello will be chairing the Emergency Preparedness Committee. He will provide information to the Board in September.

**NEXT MEETING DATE CONFIRMED:**

Directors confirmed that they will meet next on Monday, August 6, 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 8:50 p.m.

**WEBSITE INFORMATION REMINDER:**

Name of Website: [www.canondelsol.com](http://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 turn down your water heater and 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 BALLOTS FOR AMENDING THE CC&R'S AND BYLAWS**