

CANON DEL SOL HOMEOWNERS ASSOCIATION

**BOARD OF DIRECTORS MEETING MINUTES**

August 6, 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, Mike Barber, and Henry Bose.  
Absent: None.

**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.

**MINUTES:**

Minutes from the Board of Directors Meeting held on July 16, 2012 were approved as amended.

**Governing Document Revisions. Add: Once the ballots are opened, no additional ballots may be counted and 47 would not even represent a quorum.**

**FINANCIAL REPORTS:**

Financial reports for the seven-month period through July 31, 2012:

Balance Sheet Report. Total funds on deposit \$784,467.

Operating Fund Report. Revenues total \$183,453 at 101% of budget. Expenses total \$139,578 at 77% of budget. Net change +\$43,874.

Reserve Fund Report. Revenues total \$162,837 at 101% of budget. Capital repairs total \$71,575 at 22% of budget. Net change +\$91,263.

Aged Receivable Report. All members are current with nine exceptions. Six owners are one month or less past due, (\$2,092); two owners are two months past due, (\$1,161); one owner is three months past due (\$65). Six owners have prepaid dues, total -\$5,392.

**ON-SITE MANAGERS REPORT:**

Scott Thomas reported to Directors, in a written report, on items for the current period ending July 31, 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:**

- **Replacement of Front Sign**
- **Remove plywood wall, 419 Canon del Sol**
- **Parking issues from painting**

## **LANDSCAPE COMMITTEE:**

None.

## **ARCHITECTURAL COMMITTEE UPDATES:**

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

**302 Pismo- Window Replacement.** The ARC application was approved for replacement of all windows and two sliding glass doors. Homeowner will use Lighthouse Windows, a licensed contractor, and all building permits will be secured.

**270 Pismo Satellite Dish Relocation.** The satellite dish for 270 Pismo will be removed and the homeowner will share a satellite dish that is already installed on a neighbors property.

## **FINANCIAL COMMITTEE:**

**Draft 2013 Operating Budget.** Tabled until September.

## **ENVIRONMENTAL COMMITTEE UPDATES:**

**Beach Path Drainage Work-Insurance Claim.** Tabled until September, awaiting update.

## **NEW BUSINESS:**

**Governing Document Revisions.** Michele reported that she has received approximately 49 ballots. Once the ballots are opened, no additional ballots may be counted, 49 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 September Board meeting to explain why these repairs have not been made.

**Window Replacement.** Tabled until September for more information.

**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.

If you have not sent in your ballot for the proposed CC&R's and ByLaws, extra copies will be available with ballots to cast your vote.

**PENDING ITEMS:**

None.

**HOMEOWNERS FROM THE FLOOR.**

None.

**NEXT MEETING DATE CONFIRMED:**

Directors confirmed that they will meet next on Monday, September 10, 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 8:25 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**