

Canon del sol Homeowners Association Inc

Board of Directors Meeting Minutes

April 12, 2022

Meeting Held Via Video Conference

President Bob Carpenter called the meeting to order at 4:02. 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 Bob Carpenter, Judy Mathews, Colin Tierney, Bruce Margon and Jesse Fielding were present.

Kane Silverberg, Dianne Kingsbury and Tom Hewitt were present from Anderson and Company. Homeowners present were Monna Lang and Diane Lehman. Dianne Kingsbury served as recording secretary at the outset of the meeting.

It was M/S/P to approve the minutes of March 7, 2022 Board meeting without corrections or additions.

Approval of the annual Meeting Minutes April 3, 2021 was tabled.

MANAGEMENT REPORTS:

Since the financial statements were distributed to the Board members prior to the meeting Bob asked for questions.

Financial reports for the 12-month period through Feb 28, 2022:

Balance Sheet Report – Total funds on deposit \$1,477,742.

Operating Fund Report – Revenue's total \$32,570 Expenses \$23,391. Net Gain of \$9,287.

Reserve Fund Report – Revenue's total \$20,551. Capital Expenses total \$1,931. Net gain of \$18,620.

ON SITE MANAGERS REPORT

Tom reported that new irrigation pumps had been installed, Area clocks for the irrigation had some issues that will need to be addressed by K & D Landscaping and the pool was open for the season.

PRESIDENT'S REPORT

Tom and Bob had walked the property and determined that the Hot Tub cover was in need of replacement and the pool company will be contacted to take care of that issue.

COMMITTEE REPORTS:

Landscape Committee: Judy reported that the committee was in the process of developing a proposal to landscape areas that needed to be addressed with cost and justification.

ARC Committee: Bob reported that the owners of 460 Oyster had been approved to install a replacement front door with a wagon wheel motif.

OLD BUSINESS:

- a. CSA5 Retaining Wall Update Proposal (Perkins Construction): Bob reported that he had been in communication with the planning department and that the process was moving forward.
- b. Chimney Cap Inspection Update (Section B): Tom and Dianne will work together to put together a list of the caps to be inspected. Only the original caps, not ones that have been replaced due to architectural modifications, will be inspected.
- c. Street Signs Update-Green required at Sand Dollar/Seahorse: The County has the Green Street signs available for purchase. Dianne will contact them for the process.
- d. Proposal to replace clubhouse Doors-Delta Glass-Date from Delta: The doors were on site at the vendor location and a schedule was in progress for the installation.
- e. Eucalyptus Grove Clean up-Diane Lehman put together an excellent report and presentation on the history and ongoing efforts to clean up the area and mitigate potential fire hazards by Cal Fire and the Sand Dollar community. Phase 2 of the project was in process.
- f. Section B Painting project schedule: Tom, Dianne and Bob will walk the project with the vendors to determine a scope for siding and railing repairs prior to the commencement of the painting project.
- g. Annual Meeting Process: Call for Candidates sent
- h. Asphalt walkway- Mark Rood had submitted a proposal to install asphalt walkways at the end of Santa Monica and Marina del Rey.
- i. Whitlow Concrete-had submitted a proposal for grinding various areas. Tom will meet with Diamond D concrete to walk through and they will prepare a scope for a proposal for the concrete work.
- j. Board Letter Cabral-Owner Correspondence update: Colin and Bob were working together to prepare a letter in response to the Cabral's letter.
- k. 418 Santa Monica Parking variance expiration-Received update

NEW BUSINESS

- a. Curbside Composting SCC-Green waste had begun the process of mailing out information on the new organic composting program.
- b. HOA Sewer Lateral inspections plan/quote: Bob had met with a vendor that is licensed and approved to do the inspection.
- c. Cardiff Pest Control-Inspections scheduled for April 25 & 26
- d. BBQ Area and DOGS-Rule Change-The Board will create a sign and laminate it reminding members of the pet rules.
- e. Club House Opening-Bob negotiated a new contract price with Allied Universal to include the daily opening of the clubhouse and the pool are including the removal and replacement of the pool and spa cover each day.

WORK ORDER:

Tom will work with Dianne to bring the work order report to a current status.

NEXT BOARD MEETING IS SCHEDULED TO BE HELD: May 2, 2022 4:00 PM