

CANON DEL SOL HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

November 1, 2021, at 4:00 p.m.

CALL TO ORDER:

The meeting was called to order at approximately 4:04 p.m. by Bob Carpenter. 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 Carpenter, Bruce Margon, Judy Mathews, and Colin Tierney & Jesse Fielding.

DIRECTORS ABSENT:

OTHERS PRESENT:

Kane Silverberg, Kim Albin, and Tom Hewett of Anderson & Company and Homeowner's Terri Cabral and Karen McCarty. Kim served as the recording secretary appointed at the outset of the Meeting.

MINUTES:

Draft Minutes from the Board of Directors Meeting held on October 4, 2021, were reviewed. A motion was Made, Seconded, and passed as distributed and amended. (MSP 5/0).

FINANCIAL REPORTS:

Financial reports for the 12-month period through September 30, 2021:

Balance Sheet Report – Total funds on deposit \$1,419,276.

Operating Fund Report – Revenue's total \$299,674 Expenses \$229,473. Net Gain of \$70,200.

Reserve Fund Report – Revenue's total \$179,902. Capital Expenses total \$7,548 Net gain of \$174,353.

Aged Receivables Report- One owner is slightly over 30-days past due.

ON-SITE MANAGERS REPORT:

Tom reported that he and Bob met with K&D Landscape, reporting that there are 6 to 7 irrigation valves and some wiring that need to be replaced/repared. Tom also reported that he is expecting a proposal from Delta Glass for aluminum framed doors and Mora Doors for fiberglass doors along with new hardware. Tom replaced 2 streetlight bulbs on Canon and Clamshell. In addition, Tom reported that Soquel Creek and Water completed slurry seal located by 244-260 Pismo and the leak that was located by 448 Arca was repaired by Soquel Creek and Water. Tom will obtain reports from Soquel Creek and Water for those leaks. Progressive Pools replaced the pool and Spa lights. Pool is back to its regular closing hour 10:00 p.m.

PRESIDENTS REPORT:

President Bob Carpenter reported that there is dead brush located at the right-hand side of sewer plant that backs up to Sand Dollar's property. Sand Dollar HOA asked if Canon would remove the brush at Canon's expense. The Board will discuss with Sand Dollar before making their decision.

LANDSCAPE COMMITTEE REPORT: Judy reported that the landscape committee is currently working on plant reference and that the landscape committee is scheduled to meet Friday November 12th.

OLD BUSINESS

- A. CSA5 Retaining Wall Proposal (Perkins Const.):** Deferred to the next meeting.
- B. Gutter Proposal for 11 gutters cleared in January and Section B-Update:** This has been deferred to the next meeting.
- C. Clubhouse Solar- Update:** This has been deferred to the next meeting.
- D. Chimney Cap Inspection Update (section B):** Still in progress. ACO will obtain bids.
- E. Newsletter Distribution Update:** Newsletter distribution will remain as is until January 2022.
- F. Street Signs, Board to Choose:** Board reviewed street signs that were presented by ACO. Bob will check with city to see if they have any standards /requirements for new street signs.
- G. Irrigation Repairs K&D Update:** Motion was made, seconded and, passed to approve irrigation repairs by K&D at a cost of \$2,700 (MSP 5/0).

NEW BUSINESS:

- A. Board to Discuss Clubhouse Limited Use:** Reservations are required for residents to use clubhouse for small gatherings. Residents wanting to reserve clubhouse will need to send an email to Board President Bob Carpenter, Vice President Judy Mathews, or Kim with ACO. Email to include duration of clubhouse use, how many people, along with the date and time
- B. ARC Short Form Update:** ARC Committee will work on updating ARC standards for Milgard Windows and adding fiberglass doors to the ARC short form. Board and ARC Committee also discussed the possibility of phasing out stained gray decks to painted gray or switch to trek only. A final decision has not yet been made.
- C. Parking:** The Board noted that several complaints were filed regarding vehicles being parked in guest parking spaces for extended periods of time than what the CC&RS allow for. The Board asked ACO to send a parking violation letter to those owners along with a Parking Variance form that alerts the Board to corrective action in progress.
- D. ARC Application-479 Canon:** Motion was made, seconded and, passed for owner to install new Milgard windows and sliding glass doors (MSP 5/0).

HOMEOWNERS FROM THE FLOOR: A homeowner expressed that the parking rules for Canon Del Sol are too strict. Another homeowner asked the Board if they would consider approving their original third room extension if they built up instead of out. The request was denied by the Board, with reference to civil code 4600 the affirmative vote of members owning at least 67 percent of the separate interests in the common interest development shall be required before the board may grant exclusive use of any portion of the common area. For a homeowner to build on common area they would need to hold a vote gaining 2/3rds of the members approval.

CLOSED EXECUTIVE SESSION: No executive session needed.

DEFINE ACTION PLANS/MEETING ADJOURNED: There being no further business to bring before the Board of Directors, the meeting was adjourned at approximately 5:32 p.m.

Next Meeting Date
Monday, December 6, 2021 at 4:00 p.m.