

CANON DEL SOL HOMEOWNERS ASSOCIATION, INC.

ANNUAL OWNERS MEETING MINUTES

SATURDAY, APRIL 6, 2013 AT 10:00 A.M.

CDS Clubhouse, 400 Abalone Drive, La Selva Beach

CALL TO ORDER AND WELCOME:

The annual meeting was called to order at approximately 10:07 A.M. by President Bob Fennell. Bob welcomed everyone attending the Annual Owners meeting.

DIRECTORS PRESENT:

President Bob Fennell, Howard Kalt, Jesse Fielding, and Henry Bose.

Also in attendance: Ernie Anderson & Michele Maldonado, Management Company.

QUORUM PRESENT:

It was confirmed that a legal quorum of Owners was present. A sign-in roster provided the following count: Owners present in person 21. Owners represented by valid proxy statements totaled 29. Counted as absent a total of 47 owners. In summary, a total of more than fifty-one percent of owners were represented from the ninety-seven association membership. (50 of 97= 52%)

MINUTES APPROVED:

Members present reviewed the minutes of the annual owners meeting held last year, April 14, 2012. A motion to approve the minutes was duly made, seconded, and passed by a unanimous vote of the members present. MSP.

TREASURER'S REPORT BY ERNIE ANDERSON:

Ernie Anderson reviewed the current financial reports for the three-month period ending March 31, 2013 and year-end reports ending December 31, 2012.

March 31, 2013 three month reports: Total funds on deposit in association accounts were as follows: Total funds of \$897,692, with \$54,773 operating funds and the balance, \$842,919 reserve funds.

Operating fund report at budget, capital repairs \$50,605+, with a cash surplus for the period of \$30,676.

Reserve fund report at budget, capital repairs \$29,200+, with a cash surplus for the period of \$30,030+.

December 31, 2012 Year-end reports: Association had a total of \$820,485 at year-end on deposit in association bank accounts. Operating account ended the year at budget projections for revenue (101%). Expenses in the operating account were below projections (77%). A net cash change in fund, contributions less expenses paid, net change of \$75,246.

TREASURER’S REPORT CONTINUED:

Reserve fund revenues were at 100% of budget, interest earned totaled \$1,547. Scheduled reserve component repairs totaled \$177,140. Major repairs completed last year included Phase 4 & 5 painting, curb painting, retaining wall staining, siding repairs, gutters, plant stock, drainage, beach path repair, asphalt repair, pool cover, spa-chlorinator, spa cover, legal doc revision, and reserve study. Net changes in reserve fund, contributions less expenses paid, net increase of \$101,207.

TAX RESOLUTION APPROVED:

Members present approved by unanimous vote the adoption of the tax resolution, which permits the association to reduce federal tax income from 30% to 15% for the current fiscal year. MSP.

2013 ADOPTED BUDGET & RESERVE PLAN:

Copies of the adopted budget and reserve-funding plan were included in member packets for review. Of particular interest was the ten-year reserve plan, which outlines major repair projects over the coming years.

Major capital repairs planned for Year 2013 include: (1) irrigation systems, (2) pool (3) deck resurfacing, and (4) restoration of pool restrooms. Work on the roads is being deferred to a future date it is a major expense ahead of the association.

ADOPTED POLICIES:

A copy of the associations adopted policies was provided in the packet.

INTRODUCE COMMITTEE CHAIRPEOPLE and THANK YOU FOR YOUR SERVICE PAST YEAR

BUILDING MAINTENANCE:

Jesse reported work has been completed on the retaining walls by the clubhouse; bids will be obtained for remodeling the pool restrooms, and possibly extending the patio area by the pool for BBQ’s.

LANDSCAPE COMMITTEE:

Bob reported the landscape company is currently on a five week rotation and have not raised their rates in approximately four years. Water rates are expected to double so the committee is putting in more drought tolerant plants and mulch. The Myoporum trees are infected with thrip. Lewis Tree Service is compiling a priority list for the trees. If you have any landscaping needs or ideas contact Scott Thomas, on-site resident manager or Bob Fennell.

A refurbished maintenance cart was acquired to help Scott with the landscaping.

Homeowners present thanked the landscape committee for all their work, the development has never looked as good as it does.

If anyone is interested in power washing their driveway, the association has two power washers you can borrow.

ARCHITECTURAL REVIEW:

Jesse reported that there were not any major changes last year.

If you plan on making changes to your unit, including installing a satellite dish or changes to your windows, you must complete an application and present it to the Board. The Board will work with the satellite dish companies on where the best placement is for reception and visibility issues.

ENVIRONMENTAL COMMITTEE:

Henry reported that they have settled the beach path lawsuit with the farmer. The repairs on the beach path will be done in the next few months.

The Board thanked Terry Hughmanick for all his pro bono work he did on the lawsuit with the farmer.

ELECTION OF DIRECTORS:

Directors Bob Fennell and Henry Bose were elected last year to the Board for two year terms. The director positions of Howard Kalt and Jesse Fielding are up for election at this time and there is one vacancy. Howard and Jesse have announced they would be candidates to serve again.

The Nominating Committee has nominated the following candidates:

Howard Kalt, Jesse Fielding, and Mary Ann Herlihy.

Nominations were opened from the floor of the meeting. No other members present volunteered to be a candidate. Nominations were closed, and the election followed.

A motion was submitted, seconded, and passed to dispense using secret written ballots, and to elect the three available nominations for the three vacant Director positions by acclamation, or unanimously. MSP.

Ernie, on the behalf of members present, thanked the Board for all their work.

OPEN DISCUSSION TOPICS:

CC&R'S and BYLAWS:

Howard reported 79 out of 97 ballots were returned to update the CC&R's and ByLaws that hadn't been updated in over 20 years. The changes to the CC&R's and ByLaws were overwhelmingly approved. The Board thanked all homeowners who voted.

HOMEOWNERS INSURANCE:

It was reported that individual HO-6 policies that cover your contents also covers a percentage of the building. You can add a loss assessment to your individual policy that would cover any upgrades you have done to your unit. Homeowners are advised to check with their insurance companies and make sure they have enough coverage to cover any and all upgrades they have done.

NEWSLETTER/NEIGHBORHOOD WATCH:

Howard will be putting together a newsletter for the association and will check into nextdoorneighbor.com and how to register the association.

TRAFFIC SAFETY AT THE TOP OF THE HILL:

When leaving or returning to Canon del Sol please do not stop at the top of the hill. If you do need to stop pull all the way off the road as other cars cannot see you. Owners traveling through the "Y" at the top of Sand Dollar should similarly be aware that other drivers may have stopped to use cellphones.

THANKS TO ALL THE MEMBERS FOR YOUR ATTENDANCE

The Board thanked all members for attending the meeting.

ADJOURNMENT/REFRESHMENTS

There being no further business the meeting was adjourned at approximately 11:23 A.M. and all members present enjoyed the BBQ and beverages provided by the association.

WEBSITE INFORMATION REMINDER:

Name of Website: www.canondelsol.com

Username: cds

Password: surfandsun

It contains all legal documents and meeting minutes.

**Canon del Sol Homeowners Association
ANNUAL MEETING ROSTER ROLL CALL – April 6, 2013**

ROLL CALL OF MEMBERS

Lot	Name	Address	Status	Lot	Name	Address	Status
01	Davison	244 P	.Absent	51	McGee	466 O	.Absent
02	Mello	248 P	.Present	52	Copp	460 O	.Absent
03	Mello	254 P	.Present	53	Dinger	461 O	.Absent
04	Turner	260 P	.Proxy	54	Charlebois	467 O	.Proxy
05	Nussbaum	270 P	.Proxy	55	Peterson	473 O	.Proxy
06	Zophres	278 P	.Absent	56	Andres	479 O	.Proxy
07	Ricci/Carano	282 P	.Absent	57	Shaffer	484 Ar	.Proxy
08	Schubert	288 P	.Absent	58	Cortese	478 Ar	.Absent
09	Timmerman	290 P	.Absent	59	Estremera	472 Ar	.Absent
10	Hunt	296 P	.Absent	60	Forrester	466 Ar	.Absent
11	Kalt	302 P	.Present	61	Peralta/Friend	460 Ar	.Absent
12	Virga	308 P	.Absent	62	Kitcheil	454 Ar	.Absent
13	Farnquist	341 CDS	.Proxy	63	Jones	448 Ar	.Present
14	Percell	335 CDS	.Proxy	64	Barber	449 Ar	.Absent
15	Way/Maisom	329 CDS	.Absent	65	Fennell	455 Ar	.Present
16	Fielding/Nichols	323 CDS	.Present	66	Goldmann	461 Ar	.Absent
17	Romero	319 CDS	.Proxy	67	Benevento	467 Ar	.Present
18	Battley	313 CDS	.Proxy	68	Hansen	473 Ar	.Present
19	Mello	297 CDS	.Present	69	Maselli	479 Ar	.Present
20	Bose	291 CDS	.Present	70	Warren	491 CDS	.Present
21	Dorr	260 CDS	.Proxy	71	Castillo	485 CDS	.Proxy
22	Sweeney	266 CDS	.Absent	72	Brown	479 CDS	.Absent
23	Thomason	272 CDS	.Absent	73	Goti	473 CDS	.Proxy
24	Vance	400 O	.Present	74	Cabral	467 CDS	.Proxy
25	Nakfoor/Buckwald	406 O	.Absent	75	Lagorio	461 CDS	.Proxy
26	Cerruti	412 O	.Proxy	76	Hess	455 CDS	.Present
27	Obata Sr.	418 O	.Absent	77	Prince	449 CDS	.Proxy
28	Hodgin	400 SM	.Proxy	78	Redmond	443 CDS	.Proxy
29	Van Hoorickx	406 SM	.Present	79	Lachman	437 CDS	.Absent
30	Arnon	412 SM	.Proxy	80	Paul	431 CDS	.Present
31	Croce/Christopher	418 SM	.Absent	81	Herlihy	425 CDS	.Absent
32	Galletch	424 SM	.Absent	82	Obata Jr.	419 CDS	.Absent
33	Denure	407 SM	.Proxy	83	Lehmann	413 CDS	.Absent
34	Terry	413 SM	.Absent	84	Matthews	407 CDS	.Proxy
35	Budelli	425 SM	.Proxy	85	Johnson	401 CDS	.Proxy
36	Yelton	431 SM	.Present	86	Hughmanick	393 CDS	.Present
37	Thomas	437 SM	.Proxy	87	Stein	387 CDS	.Absent
38	Cali/Gannon	443 SM	.Absent	88	Ruedi	381 CDS	.Present
39	Filizetti	441 O	.Absent	89	Weller/Miller	373 CDS	.Absent
40	Riddick	435 O	.Absent	90	Mendoza	367 CDS	.Proxy
41	Huston	430 O	.Proxy	91	Robert	361 CDS	.Absent
42	Mc Carty	436 O	.Present	92	Hadden	355 CDS	.Absent
43	Tierney	442 O	.Present	93	Salfen	385 CI	.Proxy
44	Strickland	454 Ab	.Absent	94	Hume	379 CI	.Absent
45	VanAusdall	460 Ab	.Absent	95	Spencer	373 CI	.Absent
46	Pullin	466 Ab	.Absent	96	Arthur	367 CI	.Absent
47	Spitters	472 Ab	.Absent	97	Bakner	361 CI	.Absent
48	Bessa	478 Ab	.Present				
49	Beaman	478 O	.Absent				
50	Bryant	472 O	.Proxy				

Abbreviations: P= Pismo, CDS= Canon del Sol, Ar= Arca, Ab= Abalone, CI=Clamshell, O= Oyster

PRESENT IN PERSON: 21
 REPRESENTED BY FULL PROXY: 29
 ABSENT: 47
 TOTALS: 97