

# **CANON DEL SOL HOMEOWNERS' ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

March 8, 2021 at 4:00 p.m.

(Meeting rescheduled due to Board personal needs)

Meeting held via Video Conference – Notice sent to all Owners and Posted.

### **CALL TO ORDER:**

The meeting was called to order at approximately 4:00 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, Jesse Fielding, Bruce Margon, Judy Mathews, and Colin Tierney.

### **OTHERS PRESENT:**

Nate Summer from the Management Company. Nate served as the recording secretary appointed at the outset of the Meeting.

### **MINUTES:**

Draft Minutes from the Board of Directors Meeting held on February 1, 2021 were reviewed and amendments proposed. A motion was Made, Seconded Passed, and approved as amended. MSP 5/0.

### **FINANCIAL REPORTS:**

Financial reports for the 12-month period through January 1, 2021:

Balance Sheet Report – Total funds on deposit \$1,167,411.

Operating Fund Report – Revenues total \$33,305. Expenses \$22,520. Net Gain of \$10,785.

Reserve Fund Report – Revenues total \$20,138. Capital Expenses total \$-0-. Net gain of \$22,138.

Aged Receivables Report- All are current.

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

Tom Hewett was out due to injury and unable to provide a report.

### **PRESIDENTS REPORT:**

President Bob Carpenter reported doing a walk thru with Tom to inspect detention ponds and Bob spoke with owner of 443CDS who intends to modify their outstanding ARC application to remove decks at this time and add the replacement of a sliding door with a retractable wall system. All Board members indicated their support for this change.

### **OLD BUSINESS**

#### **A. Tree Pruning Proposals:**

Board reviewed proposals from 3 vendors. After discussion a motion was made to approve work NTE \$20,000 to contract with Lewis Tree to address high priority trees as indicated on their proposal as well as the trees at the tennis court steps. MSP 5/0.

#### **B. County Retaining Wall Update:** No recent changes as Bob has been unable to meet with county representatives.

**C. Gutter Repairs:** Questions remained about the bid and due to Kim's illness, she was unable to attend meeting. Tabled until next meeting.

**D. Rules Update/CC&R's:** No action was taken on the general Rules modification. Judy proposed a new rule related to roof access that was subsequently modified by Bruce. Motion to distribute proposed roof rule to membership for comment. (Board to forward rule to ACO). MSP 5-0

**NEW BUSINESS:**

**A. ARC Applications (2) 461 Oyster:**

Motion to approve both applications from 461 Oyster – 1 to replace garage door, the 2<sup>nd</sup> to replace stained glass window above bar with a frosted glass window. MSP 5--0

**HOMEOWNERS FROM THE FLOOR:** None

**MEETING ADJOURNED:**

There being no further business to bring before the Association's Board of Directors, the meeting was adjourned at approximately 4:43 p.m.

**\*\*\* IMPORTANT REMINDER \*\*\***

**EMERGENCY CONTACTS**

CANON DEL SOL OFFICE	(831) 722-4048
ANDERSON & COMPANY	(831) 688-1090
FIRST ALARM	(831) 684-1111

**SHUT YOUR WATER OFF WHEN LEAVING POLICY REMINDER**

The Board 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.