

CANON DEL SOL HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

August 2, 2021, at 4:00 p.m.

CALL TO ORDER:

The meeting was called to order at approximately 4:03p.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:

Kane Silverberg and Kim Albin of Anderson & Company, Tom Hewett was absent Homeowner Sierra Budelli. Kim served as the recording secretary appointed at the outset of the Meeting.

MINUTES:

Draft Minutes from the Board of Directors Meeting held on July 12, 2021, were reviewed. A motion was Made, Seconded, Passed, and approved as distributed and amended.
(MSP 5/0).

FINANCIAL REPORTS:

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

Balance Sheet Report – Total funds on deposit \$1,323,581.24
Operating Fund Report – Revenue's total \$200,192. Expenses \$155,444 Net Gain of \$44,747.
Reserve Fund Report – Revenue's total \$120,060. Capital Expenses total \$2,018 Net gain of \$118,041.

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

ON-SITE MANAGERS REPORT:

Tom Hewett was absent, no report provided.

PRESIDENTS REPORT:

President Bob Carpenter reported that he changed the original work order for Lewis Trees to prune 4 of the 8 Mayten Trees instead of 2. Tom now has all the needed power equipment for clearing the beach path. Cameras in the clubhouse are now working and Bob is moving the previous account for clubhouse cameras to google.

OLD BUSINESS

A. Update on (8) Mayten Trees: Lewis Trees will be onsite to prune 4 of the 8 Mayten trees beginning September 7th-9th.

B. Plastic Tabletop Update: The purchase for the tabletop is still in the works.

C. Update on State Parks Eucalyptus Cleanup: Deferred to the next meeting.

D. CSA5: On pause until we receive the structural engineers report.

NEW BUSINESS:

- A. Distribution Options for CDS Monthly Newsletter:** To save on costs for the Association, the Board would like to post the monthly newsletters in the clubhouse and email the rest.
- B. ARC Update on Attorney Letter for 467 Canon:** The Board asked ACO to respond to the letter that was submitted to Canon Del Sol on behalf of 467 Canon.
- C. Clubhouse Solar:** Homeowner David O'Rourke has volunteered to restart the investigation into installing Solar electricity for the HOA. Colin indicated that he did some work in this area 4-years ago and offered to provide background and necessary assistance. The Board will discuss any updates at the next Board meeting.
- D. Quilici Cleanup State Park side along Pismo Drive:** The Board agreed to move ahead with the 3ft of. clearance on the State side of the Pismo Street property based on their quote dated December 16, 2020, from Quilici to remove overgrown brush at a cost of \$3,650. (MSP 5/5)
- E. Allied Universal, Cost to add Opening & Closing of the Clubhouse:** Based on the current update from the State, the opening of the clubhouse is on hold. When the clubhouse can reopen, The Board will put Allied Universal in charge of opening and closing the clubhouse.

HOMEOWNERS FROM THE FLOOR: Homeowner Sierra Budelli requested that the Board reconsider her request to expand the corners of both upper and lower decks. Board agreed to revisit the request.

MEETING ADJOURNED:

There being no further business to bring before the Association's Board of Directors, the meeting was adjourned at approximately 5:00p.m.

EXECUTIVE SESSION: (None)

**Next Meeting will be held by Zoom on
Tuesday, September 7, 2021 at 4:00p.m. due to the holiday on Monday.**

***** 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

CANON DEL SOL HOA Meeting Minutes- August 2, 2021