

CANON DEL SOL HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

July 12, 2021, at 4:00 p.m.

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

CALL TO ORDER:

The meeting was called to order at approximately 4:01p.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, the new owner of Anderson & Company, Tom Hewett, and Kim Albin from the Management Company. Kim served as the recording secretary appointed at the outset of the Meeting.

NEW OWNER INTRODUCTION:

Kane Silverberg, the new owner of Anderson & Company Introduced himself and gave all that were present a brief description about his background. The Board welcomed Kane and introduced themselves adding a brief description about their backgrounds along with their individual roles on the Board

MINUTES:

Draft Minutes from the Board of Directors Meeting held on June7, 2021, were reviewed. A motion was Made, Seconded, Passed, and approved as distributed as amended.
MSP 5/0.

FINANCIAL REPORTS:

Financial reports for the 12-month period through May 31, 2021:

Balance Sheet Report – Total funds on deposit \$1,329,120.

Operating Fund Report – Revenue's total \$166,660. Expenses \$124,324. Net Gain of \$42,336.

Reserve Fund Report – Revenue's total \$100,116. Capital Expenses total \$0.00 Net gain of \$100,116.

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

ON-SITE MANAGERS REPORT:

Tom Hewett provided a verbal summary of events of the past month.

- Pool is fully opened, no sign up is required to use the pool.
- A Ping Pong table was purchased and set up in the clubhouse
- The pool table is now set up.
- Tom, started on the beach path clearing

PRESIDENTS REPORT:

President Bob Carpenter reported that 10- new chairs for the pool area have been purchased.

OLD BUSINESS

- A. Pool Furniture Update:** The Board is looking into replacing the plastic top for the umbrella table.
- B. After June 15th Pool, Hot & Clubhouse Opening:** Both the pool and hot tub are fully opened, reservations are no longer required. The clubhouse is opened with limitations.
- C. Status on State Parks Eucalyptus Clean up:** Diane Lehman was not at the meeting. No update/status to report.
- D. Zoom vs In Person Meetings-Update:** Board decided that since the State of California is still being declared as a State of Emergency, Canon Del Sol HOA will continue with conducting Board meetings via Zoom.

NEW BUSINESS:

- A. Retaining Wall Proposal (Abalone Drive):** A motion to approve, seconded, and passed to approve the proposal from AC Fencing to install a 16' retaining wall at a cost of \$3,500 (MSP 5/5).
- B. Mayten Tree Remove & Replace Proposal:** A motion was made seconded and passed to trim back (2) Mayten trees that are located behind 460 Oyster. The decision for the other (8) Mayten tress was deferred to the next meeting (MSP 5/5).
- C. Letter to the Board regarding Removal of Trees:** The Board reviewed the letter and has taken the context of the letter into consideration.
- D. ARC Application (373 Canon) to install Solar Panels:** Motion to approve, seconded and passed for the install of solar panels located at 373 Canon with the understanding of the Board that the battery backup system will be installed inside the garage of 373 Canon.

HOMEOWNERS FROM THE FLOOR: No comments.

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.

CLOSED EXECUTIVE SESSION: No executive session needed.

***** 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.