

CANON DEL SOL HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

February 1, 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 4:03 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, Tom Hewett, and Kim Albin from the Management Company. Kim served as the recording secretary appointed at the outset of the Meeting.

MINUTES:

Draft Minutes from the Board of Directors Meeting held on January 4, 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 December 31, 2020:

Balance Sheet Report – Total funds on deposit \$1,192,705.

Operating Fund Report – Revenue's total \$360,753. Expenses \$344,286. Net Gain of \$16,467.

Reserve Fund Report – Revenue's total \$239,808. Capital Expenses total \$313,388. Net loss of \$169,478.

Aged Receivables Report- All are current.

ON-SITE MANAGERS REPORT:

Tom Hewett provided a verbal summary reporting water leak at 407 Canon was Soquel Creek & Water not the Association's. Tom cleared the clogged storm drain near homes 437- 455 Canon Del Sol. Tom reported the drain was clogged with lots of trash and debris.

PRESIDENTS REPORT:

President Bob Carpenter reported doing a walk thru with Tom to determine what homes would need their gutters cleaned before the rains.

OLD BUSINESS

A. Gutter Cleaning Proposals:

Board reviewed gutter Proposals to clear 12 of the Association's gutters. Motion to approve the proposal from Joe's Windows & Gutters in the amount of \$840.00 MSP 5/0.

B. Rules Update/CC&R's:

CC&R's/Rules update is ongoing, the Board will share updates of their progress at the next Board meeting scheduled to be held in March.

NEW BUSINESS:

A. Clarifying Exclusive Use Common Areas:

Nate clarified for the Board what exclusive use common areas are.

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 5:11p.m.

CLOSED EXECUTIVE SESSION:

The Board met upon the adjournment of the public portion of the Board meeting at 5:11p.m. to discuss legal matters.

***** 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.