

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

April 2, 2018 at 6:00 p.m.

CDS Clubhouse, 400 Abalone Drive, La Selva Beach

CALL TO ORDER:

The meeting was called to order at 6:00 p.m. by Henry Bose. 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:

Henry Bose, Bob Carpenter, Mary Ann Herlihy, Jesse Fielding

Absent: Paul Van Hoorickx

OTHERS PRESENT:

Nate Summer & Cara Melim, from the Management Company. Cara serves as the recording secretary appointed at the outset of the Meeting. Also, present Scott Thomas, who serves as the Association's On-Site Manager.

MINUTES:

Minutes from the Board of Directors Meeting held on March 5, 2018 were approved as presented.

FINANCIAL REPORTS:

Financial reports for the 2-month period through February 28, 2018:

Balance Sheet Report – Total funds on deposit \$1,255,066

Operating Fund Report – Revenues total \$29,989; Expenses total \$23,744; Net Income of \$6,245

Reserve Fund Report – Revenues total \$17,231; No Capital repairs were posted; Net Income of \$17,231

Aged Receivables Report. All members are current with two exceptions. Fourteen owners are prepaid.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending March 31, 2018. A copy of the report is made a part of these Meeting Minutes.

PRESIDENTS REPORT:

Manresa Stairs – Letter was sent by Henry Bose to the State Senator and State Assemblyman. Letter will be sent by Henry on behalf of the board. Waiting to hear back.

Median – Discussions are ongoing with the neighboring farmer, who has proposed paying for the cost to run a water line across the road/median. Draft permit has been submitted to the county.

RECAP OF WORK ORDERS AND CORRESPONDENCE:

The Board reviewed work orders included in their packet.

NEW WORK REQUESTS:

None

LANDSCAPE COMMITTEE

Median – See Presidents Report

ARCHITECTURAL COMMITTEE:

No report

SOCIAL:

A July 4th party is being planned.

NOMINATING COMMITTEE:

There are two open seats with two members having submitted their names for candidacy. Nominations to remain open through the Annual Meeting on April 7th to allow for other candidates. Ballots will be mailed thereafter if necessary; Ballots to be counted during the May Director's Meeting, which may be rescheduled for May 14, 2018 at 1:00 pm.

OLD BUSINESS

Items A through D are completed and/or in process.

Mailbox/Mailbox Number Replacement – Henry and Scott to take a closer look on what mailboxes may need to be replaced or cleaned up.

2018 Reserve Projects – An updated list of the projects was provided to the board. No changes were made.

Insurance – The Board have additional questions regarding other Policy quotes previously presented. Nate to set-up a call with Board Members and Insurance Broker.

NEW BUSINESS

Section C Termite Inspection – Cardiff bid was reviewed. A motion was made to move forward with work as presented. *Motion seconded and passed*

TerraX Report – Board was presented with the last three months of reports from TerraX. A motion was made to renew the contract for another six months, with an additional box in between 323 and 329 Canon del Sol and at 467 Oyster Drive (outside garage). *Motion seconded and passed*

Annual Meeting Topics – An Annual Meeting Agenda was provided to the board. Additions to include “Insurance” and “ARC Requirements”.

HOMEOWNERS FROM THE FLOOR:

No homeowner attended the meeting or presented anything for consideration from the floor.

NEXT MEETING DATE CONFIRMED:

Directors Meeting – May 7, 2018 at 6:00 pm or May 14, 2018 at 1:00 pm at the CDS Clubhouse

ADJOURNMENT:

There being no further business to bring before the Association’s Board of Directors, a motion was duly made, seconded, and by unanimous voice vote of Directors present adjourned the public portion of the Meeting at 7:05 p.m.

IMPORTANT REMINDER!

EMERGENCY CONTACTS:

SCOTT THOMAS, ONSITE MANAGER	(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.