

CANON DEL SOL HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

May 3, 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 4:06 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 April 5, 2021, were reviewed. A motion was Made, Seconded, Passed, and approved as distributed.
MSP 5/0.

FINANCIAL REPORTS:

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

Balance Sheet Report – Total funds on deposit \$1,240,446.

Operating Fund Report – Revenues total \$99,911. Expenses \$72,216. Net Gain of \$27,695.

Reserve Fund Report – Revenues total \$60,192. Capital Expenses total \$-0-. Net gain of \$60,192.

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

ON-SITE MANAGERS REPORT:

Tom Hewett provided a written summary of events of the past month. A copy of his report is attached to these Minutes.

PRESIDENTS REPORT:

President Bob Carpenter reported that he is reviewing owner requests for tree pruning with Lewis Trees.

OLD BUSINESS

A. Election Update:

Election of Directors by Acclimation – Motion to appoint Bob Carpenter, Judy Mathews & Jesse Fielding. (moved) Bruce (seconded) Colin.

Assignment of Officers: Board members were assigned as follows.

Bob Carpenter – President

Judy Mathews – Vice President

Jesse Fielding – Secretary

Colin Tierney – Treasurer

Bruce Margon- Director at Large

B. Allied Universal Update: ACO met with Allied Universal on April 27th to discuss the issues of opening and closing the pool on time. It appears since that meeting Allied has been opening and closing the on time each day.

C. Gutter Repair Proposals (244 Pismo): Board decide to delay this repair till the beginning of fall.

D. Tree Trimming Round 1 & 2: Lewis Trees is scheduled to start pruning for high priority trees in phases 1 & 2 May 17th – May 18th. Stump grinding for trees that are removed is scheduled to take place May 20th.

E. Pool Reservations System Update- yourcourts.com: Board placed on pause till we have an update from the State. Hoping when we are in the yellow tier pool signups will no longer be required.

F. Retaining Wall CS5 (water treatment): Bob is working on obtaining an additional bid and working with the County about the possibility to repair failed areas of the retaining wall, not replace entire retaining wall.

G. Roof Rule Comments: Motion to adopt roof rule was made seconded, passed, and approved as distributed to all homeowners of Canon Del Soll MSP 5-0.

NEW BUSINESS:

A. Arroyo Erosion: The Board and Tom with maintenance looked at the area that a homeowner had expressed concerns of erosion. It was noted by Bob that they could not see any signs of erosion, however Bob suggested putting stakes in the areas of concern, to keep an eye on those areas to see if there is any noticeable shift.

B. Fence Proposals Parking area on Marina Del Ray: Motion to approve the proposal from AC fencing to install a fence near the parking area on Marina Del Ray at a cost of \$1,910 (MSP 5-0).

C. Foundation/Deck Support Erosion- Discussion: Board looked at the cracking pilings located at 437 Canon and do not believe they need to be replaced at this time, the Board will keep an eye on the pilings and will reassess their decision as needed.

D. Retaining wall proposal (Bartlett Painting): Motion to approve the proposal from Bartlett Painting to re stain the retaining wall by the tennis court at a cost of \$1,300 (MSP 5-0).

- E. ARC 467 Canon- Room Addition:** ARC application to add an additional room was denied by the Board as this would be encroaching onto common area, referencing Civil Code 4600; Assigning exclusive use common area requires approval from the entire Homeowners' Association.

- F. Parking form Updated and available in Clubhouse/Case:** Vice President Judy updated the parking forms; these forms will be kept in the clubhouse for easy access and are to be placed on any unauthorized vehicles parked in Canon Del Sol as a warning that their vehicle could be towed.

- G. Replacement of Pool Furniture:** Tabled to the next meeting. Board will tally what furniture is needed to be replaced.

HOMEOWNERS FROM THE FLOOR: A homeowner brought up concerns of what seems to the owner to be dead trees that should be removed.
Another homeowner brought up concerns about fallen branches on Sate side property and some on Canon Del Sol side.

MEETING ADJOURNED:

There being no further business to bring before the Association's Board of Directors, the meeting was adjourned at approximately 5:15 p.m.

CLOSED EXECUTIVE SESSION:

The Board met upon the adjournment of the public portion of the Board meeting at 5:15p.m. to discuss account receivables.

***** 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.