

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

May 6, 2019 at 6:00 p.m.

CDS Clubhouse, 400 Abalone Drive, La Selva Beach

CALL TO ORDER

The meeting was called to order at approximately 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, Mary Ann Herlihy, Jesse Fielding, Bruce Margon and Bob Carpenter

OTHERS PRESENT

Nate Summer, from the Management Company. Nate served as the recording secretary appointed at the outset of the Meeting. Also, present Scott Thomas, who serves as the Association's On-Site Manager, Colin Tierney & Gloria Johnson, Mark & Judy Mathews, Monna Lang & John Bilby

MINUTES

Minutes from the Board of Directors Meeting held on April 1, 2019 were approved as presented.
Motion, Seconded and Passed

FINANCIAL REPORTS

Financial reports for the 3-month period through March 31, 2019:

Balance Sheet Report – Total funds on deposit \$1,222,293.00

Operating Fund Report – Revenues total \$95,510.38; Expenses total \$77,223.56; Net Gain of \$18,286.82

Reserve Fund Report – Revenues total \$46,968.44; Capital Expenses total \$23,098.89; Net Income of \$23,869.55.

Aged Receivables Report. With the exception of one owner, all members are current, and fifteen owners are prepaid.

ON-SITE MANAGERS REPORT

Scott Thomas reported to Directors, in a written report, on items for the current period ending April 30, 2019. A copy of the report is made a part of these Meeting Minutes.

PRESIDENTS REPORT

Met with State Parks Department to discuss Manresa stairs rebuild. This project #3 on their priority list. It seems doubtful there will be state funding for this project this year. Spoke with Progressive Pools re Reserve Items 2019 list #'s 10-15. All can be deferred several years so Reserve Plan will be adjusted accordingly.

RECAP OF WORK ORDERS AND CORRESPONDENCE

The Board reviewed work orders included in their packet.

NEW WORK REQUEST

None

LANDSCAPE COMMITTEE

No report

ARCHITECTURAL COMMITTEE

No report

SOCIAL

No report

OLD BUSINESS

- A. Picket fence repair/replace – Henry to develop plan to make repairs.
- B. Euc tree removal – Tabled. In future this topic will be considered as part of the ERP.
- C. Short-term rental policy – The board reviewed comment received from owner. Tabled pending further advise from counsel.
- D. Emergency Response Plan – 2 homeowners have signed up for CERT training. A bid was obtained for a 2-camera system at a cost of approx. \$3,000. This will be under further consideration. No action on Euc tree removal planned since other responsible parties are unwilling to participate.

NEW BUSINESS

- A. Sealcoating of roads/parking areas – 3 bids reviewed. No feedback regarding parking area repairs needed. Motion to authorize Henry, Scott & Nate to select a vendor to provide 2 coat sealing, address parking area needs and repaint to include red curbs at a cost NTE \$25,000. MOTION MADE, SECOND AND UNANIMOUSLY APPROVED
- B. Chimney Caps – 365 Clamshell - Board reviewed and motion to approve proposal from Chimney Cricket for 2 caps as presented. MOTION MADE, SECOND AND UNANIMOUSLY APPROVED.
- C. Parking Stickers – Bruce suggested alternative measures. After discussion a motion to have Tom (ACO) install 2 posts and signs (at entry and Pismo/Clam shell) “No Beach

Access” & Towing Strictly Enforced”. MOTION MADE, SECOND AND UNANIMOUSLY APPROVED

- D. Enforcement of Parking Rules – Owner of 435 Oyster requested a “waiver” to allow use of visitor parking for 1 vehicle since his car does not fit in his garage and his unit has no driveway. Tabled to Executive Session
- E. Clubhouse Access – Bob still gathering additional info for access alternatives after receiving feedback at AOM. Tabled. Maryanne drafting rules related to access.
- F. Pool Rules – Board agreed to start enforcing pool rules and will review existing signage.
- G. Insurance – Awaiting feedback from broker regarding appropriate information to distribute to owners.

HOMEOWNERS FROM THE FLOOR

Owner provided a letter and reviewed its contents with the board.
Owner commented on projects being considered by the board.
Owner commented that trees should be trimmed at HOA expense.

NEXT MEETING DATE CONFIRMED

Directors Meeting – June 3, 2019 at 6:00 pm at the CDS Clubhouse

ADJOURNMENT TO EXECUTIVE SESSION

The board adjourned to Executive Session at 7:26 to consider legal matters.

MEETING RECONVENED & ADJOURNED

The board reconvened at approximately 7:35. On motion made, seconded and unanimously passed, the board denied the request to allocate a parking space for an owners’ use.

There being no further business to bring before the Association’s Board of Directors, the meeting was adjourned at approximately 7:42 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 are 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.