

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

June 1, 2020 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 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, Jesse Fielding, Bruce Margon, Judy Mathews.

OTHERS PRESENT

Homeowners Mark Matthews & Monna Lang. 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 Meetings held on May 4th, 2020 and May 14th, 2020 were reviewed and amendments proposed. A motion was Made, Seconded and Passed (MSP) to approve as amended.

FINANCIAL REPORTS

Financial reports for the 4-month period April 1, 2020 through April 30, 2020:

Balance Sheet Report – Total funds on deposit \$1,304,997.

Operating Fund Report – Revenues total \$120,213. 110,808. Net Gain of \$9,405.

Reserve Fund Report – Revenues total \$80,515. Capital Expenses total \$12,479. Net Income of \$169,037.

Aged Receivables Report. All are current.

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

The President reported that as anticipated there have been additions to the siding to section A set forth in the Tru Construction bid accepted by the Board. To date the additional siding has a cost of \$5,773.96. He also stated that while more changes are expected, so far there has been no indication of any significant damage behind the siding to be replaced. Finally, he indicated that of the \$40,000 budgeted for structural repairs in section A to be made by Tru in conjunction with the siding repair a total of \$15,238.21 has been committed to date.

OLD BUSINESS

- A. Concrete Step Repairs – The Board tabled action on the proposal to repair the concrete steps below the tennis courts until the next meeting.

- B. Section A structural repairs- Status report- see above.
- C. Dryer / Vent & Chimney Cleaning –Management was asked to collect bids. It was also noted that units with gas inserts would not be part of the bid.

NEW BUSINESS

A. Painting Project – At its previous meeting the Board had approved a proposal from JG Pro Painting in the amount of \$103,3998. For painting section A. After such meeting, the contractor advised Canon Del Sol that decks were not included in the original proposal and sought an additional \$21,521.98. After negotiation, the contractor agreed to include the decks for an additional \$8,070.74. After discussion upon motion duly made and seconded, the Board approved a revised contract for painting section A with JG Pro Painting in the amount of \$111,470.55.

HOMEOWNERS FROM THE FLOOR

Board member Jesse installed a rebound net located by the tennis court closest to the pool. Jesse asked the Board for the reimbursement cost for the net costing \$170.00. Motion to reimburse Jesse was approved. (moved) Bob (2nd) Bruce. Also, Jesse made repairs to the broken keyhole of the tennis court gate.

MEETING ADJOURNED

There being no further business to bring before the Association’s Board of Directors, the meeting was adjourned at approximately 4:38p.m.

***** 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.