

# **CANON DEL SOL HOMEOWNERS' ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

June 7, 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, Kane Silverberg, the new owner of Anderson & Company, 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 May 3, 2021, were reviewed. A motion was Made, Seconded, Passed, and approved as distributed as amended.  
MSP 5/0.

### **FINANCIAL REPORTS:**

Financial reports for the 12-month period through April 30, 2021:

Balance Sheet Report – Total funds on deposit \$1,270,730.

Operating Fund Report – Revenue's total \$133,339. Expenses \$95,139. Net Gain of \$38,200.

Reserve Fund Report – Revenue's total \$80,040. Capital Expenses total \$0.00 Net gain of \$80,040.

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 found additional tree work to be done after Lewis was on site for phase 1 tree pruning and will be getting a second list together for Lewis. Bob also reported that he will get a bid to add an extension to the small retaining wall (on home side).

**OLD BUSINESS**

- A. Retaining Wall CC5- Update Review:** Bob Carpenter is working on generating a bid to replace the failed retaining wall with Perkins Construction.
- B. Foundation/Deck Support Erosion Update:** Bob Carpenter, would like to have a survey report for the area where concerns of erosion had been reported on the State Park property behind 431 & 437 Canon Del Sol.
- C. Pool Furniture:** 10 replacement chairs are needed; Board is reaching options.

**NEW BUSINESS:**

- A. Pool & Clubhouse Restriction Change after June 15th:** The Board deferred their decision to lift pool reservation /sign ups until the next Board meeting.
- B. In Person vs Zoom Board Meetings:** Has been deferred to the next Board meeting.
- C. Center Median Curbside Maintenance:** Canon Del Sol agreed to keep same as last year, by continuing to have Mike’s Landscape maintaining the center median 3 x’s per year at a cost of \$1,000.
- D. Beach Path Cleanup:** A motion was made, seconded, and approved to spend \$1,500 for Tom Hewett to clear the beach path.
- E. Eucalyptus Cleanup on State Park Property:** Diane Lehman volunteered to contact State Park and what we can do to have the overgrowth of trees cleared.

**HOMEOWNERS FROM THE FLOOR:** A homeowner thanked the Board for their attention to the area behind his house (431 Canon Del Sol).

**MEETING ADJOURNED:**

There being no further business to bring before the Association’s Board of Directors, the meeting was adjourned at approximately 4:54 p.m.

**CLOSED EXECUTIVE SESSION:**

The Board met upon the adjournment of the public portion of the Board meeting at 4:55p.m. to discuss a homeowner’s appeal for the denial of his ARC Application.

**\*\*\* 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.