

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

August 3, 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 4:02 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

Homeowner 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 July 6, 2020 were reviewed and amendments proposed. A motion was Made, Seconded and Passed (MSP) to approve as amended.

FINANCIAL REPORTS

Financial reports for the 6-month period through June 30, 2020:

Balance Sheet Report – Total funds on deposit \$1,233,054.

Operating Fund Report – Revenues total \$180,355. Expenses \$174,522. Net Gain of \$5,833.

Reserve Fund Report – Revenues total \$120,802. Capital Expenses total \$122,706. Net Income of \$169,478.

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

Termite treatment for 441 & 449 was approved by Board President Bob Carpenter. Canon Del Sol and Sand Dollar HOA will split the cost of \$2,100 to maintain the sides and center of the median. Each Association will pay for 3-visits at a cost of \$350 per visit. The 2nd of 3-payments was approved by the Board. Tru Construction completed section-A siding project but will be going back during the week of August 3rd. to replace a rail cap located at 441 Oyster. Phase 7, the last phase of the painting project is scheduled to be completed by Friday, August 7th. Bob Carpenter & Tom Hewett will assess the completion of the homes in the first 6-phases to generate a punch list for any sections of your homes that might need touch-up.

OLD BUSINESS

- A. Driveway Repairs- The Board reviewed proposals for concrete repairs for driveways 407 Canon Del Sol and 296 Pismo Drive. Motion to approve the proposal from Whitlow Concrete, in the amount of \$6,500. (Moved) Bruce (2nd) Jesse MSP 5-0.
- B. Tru Construction Final Wrap up – The Board reviewed the most recent painting project that was completed for section-A. This project ran over budget due to extensive siding and trim repairs prior to painting. The Board will work on revising our financial reserves going forward to assure that we can continue to address these problems as we continue the ongoing six-year painting cycles.

NEW BUSINESS

- A. Board approved to repopulate a landscape committee. Board President Bob Carpenter volunteered to run the landscape committee and homeowner Monna Lang volunteered to serve on the committee. Thank you, Bob and Monna! If you would like to serve on the landscape committee, please look for the information on how to do so in the next Canon Del Sol Newsletter.
- B. Tree Proposals- Board reviewed proposals from Lewis Tree Care & Rodriguez Tree Service to prune the group of Wax Myrtle trees, remove fallen Madrone limb at the fence, and prune the Cypress hedge located at 244 Pismo Drive motion to approve the proposal from Lewis Tree Care, in the amount of \$750 (moved) Bruce (2nd) Judy.

The Board reviewed the proposal from Lewis Tree Care to root prune (1) large root from a Mayten tree located on the right side of 407 Canon Del Sol driveway. Motion to approve the proposal from Lewis Tree Care at a cost of \$250.
(Moved) Collin (2nd) Judy,

- C. Towing- Board discussed the parking issue caused by non-residents using Canon Del Sol for beach access. Motion to approve towing service from Speed of Light Towing MSP 5-0
- D. Concreting Portion of beach path- Board would like to table this topic for now so that they can further evaluate before making their decision to concrete the portion of beach path.
- E. EQ Insurance- The topic of EQ insurance was tabled for further discussion.

Additional new business, Board reviewed the Geo Technical Report proposal from Haro & Kasunich to investigate the soil under the failed retaining wall located on Canon Del Sol Drive at the water treatment plant, in the amount of \$3,520. MSP 5-0

HOMEOWNERS FROM THE FLOOR:

None.

MEETING ADJOURNED

There being no further business to bring before the Association's Board of Directors, the meeting was adjourned at approximately 5:42p.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.