

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

August 5, 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, Bruce Margon and Bob Carpenter

Absent: Mary Ann Herlihy, Jesse Fielding

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 and homeowners Sienna Budelli, Marilyn Nussbaum, Ernie Cicogna, Diane Tapscott, Pat Vance, Linda Copp & John Mello.

OUT OF ORDER

HOMEOWNERS FROM THE FLOOR –

Questions were asked and answered about the process for requesting exterior repairs and modifications.

Comments were made regarding a Short-Term Rental Policy

A petition was presented regarding potential clubhouse remodeling and questions were asked. In response, Bob Carpenter agreed to organize another meeting to discuss ideas with interested members. This will be announced in the near future.

MINUTES

Minutes from the Board of Directors Meetings held on July 1, 2019 were approved as presented. *Motion made, Seconded and Passed*

FINANCIAL REPORTS

Financial reports for the 5-month period through June 30, 2019:

Balance Sheet Report – Total funds on deposit \$1,220,426

Operating Fund Report – Revenues total \$190,724 Expenses total \$199,041; Net Loss of \$8,317

Reserve Fund Report – Revenues total \$94,059; Capital Expenses total \$28,424; Net Income of \$65,636.

Aged Receivables Report. With the exception of one owner, all members are current.

ON-SITE MANAGERS REPORT

Scott Thomas reported to Directors, in a written report, on items for the current period ending July 31, 2019. A copy of the report is made a part of these Meeting Minutes.

PRESIDENTS REPORT

Repair & Maintenance Agreement for 248 Pismo has been signed and recorded. Sand Dollar HOA has asked if CDS would consider the installation of an entry gate to enclose both communities. Pool rules were reviewed and recent issues noted, the pending Reserve Study draft was discussed.

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

Application for 248 Pismo to replace doors and windows was approved.

SOCIAL

No report

OLD BUSINESS

- A. Seal coating of roads & Parking – Henry reviewed bid received from Earthworks in response to request to consider work needed to parking areas. Motion to approve seal coat and repair some parking areas as recommended by Earthworks at a cost NTE \$51,000 but exclude the addition of concrete in front clubhouse. Work to be done in 2 phases to minimize access disruption. *Motion made, Seconded and Passed*
- B. Short Term Rental Policy – Tabled
- C. Emergency Response Plan – No report. Tabled to next meeting
- D. Picket fence repair/replace – Tabled until next meeting
- E. Clubhouse Improvements – As discussed, Bob will schedule a community meeting to be publicized in the newsletter.

Need 1 more bid for painting clubhouse, also for door replacement and flooring.

NEW BUSINESS

A. Budget – Board was provided draft Operating Budget for review

HOMEOWNERS FROM THE FLOOR

Taken out of order

NEXT MEETING DATE **CHANGED**

Directors Meeting – Monday September 9, 2019 at 2:00 pm at the CDS Clubhouse
(rescheduled due to Labor Day)

MEETING ADJOURNED

The board reconvened at approximately 7:48pm. 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 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.