

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

January 9, 2017 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, Jesse Fielding and Colin Tierney.
Absent: Mary Ann Herlihy & Paul Van Hoorickx.

OTHERS PRESENT:

Michele Suttora, from the Management Company, Michele serves as the recording secretary appointed at the outset of the Meeting. Also present Scott Thomas, who serves as the Association's On-Site Manager.

Homeowners: Bob Carpenter, 479 Oyster.

MINUTES:

Minutes from the Board of Directors Meeting held on November 7, 2016 were approved as presented.

HOMEOWNERS FROM THE FLOOR.

None.

FINANCIAL REPORTS:

Financial reports for the 11 month period through November 30, 2016:

Balance Sheet Report. Total funds on deposit \$1,034,418.

Operating Fund Report. Revenues total \$315,183. Expenses total \$279,511. Net change +\$50,672.

Reserve Fund Report. Revenues total \$203,923. Capital repairs total \$217,638. Net change -\$13,705.

Aged Receivable Report. All members are current with six exceptions, all under 30 days past due. Thirty six owners are prepaid.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending December 31, 2016. A copy of the report is made a part of these Meeting Minutes.

RECAP OF WORK ORDERS AND CORRESPONDENCE:

The Board reviewed work orders included in their packets.

NEW WORK REQUESTS:

None.

LANDSCAPE COMMITTEE

The first of three major landscape projects will begin on January 20 on upper Pismo.

ARCHITECTURAL COMMITTEE:

Gutter Modification, 329 CDS. Jesse Fielding will contact owner to go over proposed changes.

SOCIAL:

None.

NOMINATING:

Henry will chair the committee with Paul and Scott.

OLD BUSINESS

Clubhouse Remodel. Designer Mahlah Karpavage withdrew her offer to participate in the renovation project for the clubhouse. Colin will speak with his designer and see if she is interested in the project.

Directory. A motion was made to reaffirm having the directories printed and include a copy of the CC&R's in the amount of \$1,055.34, seconded, and passed unanimously.

Rat Abatement Program. Tabled until June.

NEW BUSINESS

Reserve Fund Expenditures 2017. Henry composed a list of reserve scheduled for 2017 for the Board to review and discuss at the February meeting.

Operating Surplus Transfer. Tabled until February.

Short Term Rentals. 479 Oyster was granted approval from the County to be a short term rental.

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, February 6, 2017 at 6:00 P.M.

ADJOURNMENT:

There being no further business to bring before the Association's Board of Directors, a motion was duly made, seconded, and by unanimous voice vote of Directors present adjourned the public portion of the Meeting at 6:48 p.m.

WIFI IN THE CLUBHOUSE.

Password: **510cb1bc77e2a8674171**

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.