

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

October 5, 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 4:04 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:

Homeowners Monna Lang, Jessica Nowinski and Mark Fishwick, 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 Meeting held on September 8, 2020 were reviewed and amendments proposed. A motion was Made, Seconded and Passed (MSP) to approve as amended.

FINANCIAL REPORTS:

Financial reports for the 8-month period through August 31, 2020:

Balance Sheet Report – Total funds on deposit \$1,099,961.

Operating Fund Report – Revenues total \$240,432. Expenses \$239,157. Net Gain of \$1,274.

Reserve Fund Report – Revenues total \$161,003. Capital Expenses total \$301,395. Net loss 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:

The Board will discuss implementing changes to improve the pool reservation and what improvements can be made moving forward. Bob reported the progress on landscaping and, Quilici was reminded that weeds are still a great concern especially for the median that is shared with Sand Dollar HOA. Bob & Tom agreed that all detention ponds are completely functional. The bottom pond near 431 & 437 Canon Del Sol seems to have less rock at the bottom, due to concerns from homeowner we will have Whitlow & Quilici assess the pond to give us their professional opinion if more rock should be added.

OLD BUSINESS

A. Retaining wall update:

A Geotechnical report has been completed. Board and management will be meeting with the structural engineer to discuss drawing plans.

B. Draft 2021 Budget:

Was tabled for the November Board meeting.

C. Detention Pond Up-date:

Whitlow & Quilici, have been asked to give their professional opinion and proposals for adding more rock to the bottom of the detention pond located near 437 Canon Del Sol.

D. First Alarm now Allied Universal / Progressive Pools Added Cost:

Allied Universal and Progressive Pools reported to management that there would be no additional cost for their services if the pool is to remain open year-round. The Board tabled further discussion about pool hours for the November meeting.

E. County Tree Encroachment Up-Date:

Bruce reported that State Parks will allow the HOA to clear trees at HOA expense. State Parks will not allow the eucalyptus trees to be cut down. Bruce also mentioned that neighboring HOA Sand Dollar Beach might want to collaborate with Canon to clear the overgrowth of trees. Bruce suggested to have Cal Fire, or an arborist assess the area of concern before moving forward.

NEW BUSINESS

A. Fire Pits

Board reported that gas fire pits are permitted to use on balconies and must be used per manufacturer guidelines. Ceramic fire pits and chimineas are not permitted.

HOMEOWNERS FROM THE FLOOR:

Judy Mathews would like management to ask pool company how often pool is vacuumed. Monna reported that there is a dead tree on the other side of her fence that she wants removed. Judy also asked if the clubhouse would be open for homeowners to reserve in the upcoming months. Due to the social distancing guidelines set forth by the CDC, the Board decided to hold off on opening the clubhouse for homeowner use at this time.

CLOSED EXECUTIVE SESSION:

The Board met upon the adjournment of the public portion of the Board meeting at 5:06p.m. to further discuss concerns/restrictions pertaining to fire pits.

MEETING ADJOURNED:

There being no further business to bring before the Association's Board of Directors, the meeting was adjourned at approximately 5:16p.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.