

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

November 2, 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:

Homeowners 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 Meeting held on October 5, 2020 were reviewed and amendments proposed. A motion was Made, Seconded and Passed approve as amended. MSP 5-0.

FINANCIAL REPORTS:

Financial reports for the 9-month period through September 30, 2020:

Balance Sheet Report – Total funds on deposit \$1,118,462.

Operating Fund Report – Revenues total \$270,489. Expenses \$264,389. Net Gain of \$6,100.

Reserve Fund Report – Revenues total \$180,771. Capital Expenses total \$303,618. 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:

President Bob Carpenter wants to keep landscape schedule the same year-round with no decrease in service during the winter, this is due to landscape concerns and complaints from various homeowners.

OLD BUSINESS

A. Draft 2021 Budget:

The Board reviewed the proposed 2021 operating and reserve budget prepared by ACO. The forecasted budget was such that an increase was necessary. As of January 1, 2021, the monthly assessment is set to increase by 8 percent, it is noted that 4 percent of the 8 percent increase is due to landscaping (MSP 5-0).

B. Retaining Wall Up-date: Bob and Henry will investigate the possibility that the County will take responsibility for repairing the failed retaining wall located at the treatment plant.

- C. Detention Pond (437 Canon) Proposals:** Tabled to next month, as only one bid had been received.
- D. County Tree Encroachment Up-Date:**
Bruce reported that we would need an encroachment permit to trim back overgrowth 100 feet from the fence line. In the meantime, Bob & Bruce will schedule with Quilici to look at the area to determine the scope of work.
- E. Tree Trimming Bids & Update:** A motion was Made, Seconded and Passed to spend the remaining \$5,000 budgeted tree trimming expense before the end of year 2020. (MSP 5-0).
- F. Pool Operation- December Estimated Cost:** The December estimated cost for operation of the pool will be the deciding factor on whether the pool will be opened year-round.

NEW BUSINESS

- A. Sand Dollar HOA Changes-** Sand Dollar Beach removed the trash cans from the beach so everyone needs to pack their own trash. Please let your guests know. Sand Dollar also reported that they are seeing many cars, big groups, and traffic speeding around the streets. The owners of Sand Dollar will be revisiting the gate moving up to Sand Dollar and Seahorse (essentially having two gates-one across seahorse and one across Sand Dollar). Canon Del Sol Board of Directors will inform Sand Dollar to proceed, the Board agreed that no action from Canon del Sol HOA will be taken.
- B. ARC Submittals and future considerations**
- 442 Oyster retaining Wall & asphalt parking strip: Colin will submit an ARC for retaining wall. Tom & Bob will assess the parking strip to determine what repairs are needed.
 - 244 Pismo Hot Tub: The Board did not approve homeowners request to install a hot tub between 244 Pismo and neighboring home.
- C. New Exterior Lights Needed:** Bob & Tom will work on an exterior light standard.
- D. Proposed Winter Changes- Reduction of on-site management reduced to 9 hr. per week, Quilici same scheduled year-round:** A motion was made seconded and approved to reduce on-site management hours to 9-hrs per week and have Quilici keep same schedule year round (MSP 5-0).

HOMEOWNERS FROM THE FLOOR: Monna Lang will submit plans for relandscaping her front yard.

CLOSED EXECUTIVE SESSION:

MEETING ADJOURNED:

***** 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.