

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

December 7, 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 4:03 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, Andrew Lachman, Richard Paul, 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 November 2, 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 10-month period through October 31, 2020:

Balance Sheet Report – Total funds on deposit \$1,141,699.

Operating Fund Report – Revenues total \$300,618. Expenses \$293,721. Net Gain of \$6,896.

Reserve Fund Report – Revenues total \$200,512. Capital Expenses total \$312,091. Net loss of \$169,478.

Aged Receivables Report- All are current.

ON-SITE MANAGERS REPORT:

Tom Hewett provided a brief verbal summary reporting that there are no new events to report for the past month.

PRESIDENTS REPORT:

President Bob Carpenter reported Quilici Landscape is working on removing organic growth.

OLD BUSINESS

A. Detention Pond Discussion (437):

Board agreed with Quilici & Whitlow's assessment that adding rock to the bottom of the pond would be more for aesthetic purposes than for functionality. The Board will ask Quilici and Tom with maintenance to assess the pond during the rainy season to ensure the detention pond is functioning properly.

B. Retaining Wall CSA5 Up-date: The Board will ask the County if we can repair/replace retaining wall, not replace. If County agrees to repairs only ACO will obtain bids, if County does not agree the Board will reevaluate.

C. Allied Universal / First Alarm-Update: Allied Universal is only contracted to open & close the pool/hot tub area. During the winter months when pool is closed and the hot tub due to Covid-19 State restrictions, Allied Universal will not be onsite, and the association will not be charged for their services during the months that the pool and hot tub are closed.

NEW BUSINESS

A. 2021 Reserve Projects: Board to revisit at next Board meeting scheduled to be held January 4, 2021.

B. Phase-3 Patio French Doors: Board asked ACO to obtain bids for replacing the original wood patio French doors in phase-3, as the Board is considering paying off those homeowners in phase-3 the cost to replace those doors.

HOMEOWNERS FROM THE FLOOR: A homeowner reported concern about the possibility of soil erosion located on County property near the location of his home. Another homeowner reported concern about the detention pond located near his home not functioning properly if more rock is not added to the bottom of it. Another homeowner expressed concerns about gutter cleaning and landscape issues.

CLOSED EXECUTIVE SESSION:

MEETING ADJOURNED: There being no further business to bring before the Association's Board of Directors, the meeting was adjourned at approximately 5:30p.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.