

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

March 6, 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 Paul Van Hoorickx and Colin Tierney.

Absent: Mary Ann Herlihy.

OTHERS PRESENT:

Nate Summer and 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: Ted Gugolz and Ursela Feusi, 455 Arca.

ARCHITECTURAL COMMITTEE:

Deck Expansion 455 Arca. 30 day neighborhood review letters will be sent. Tabled until April 3.

MINUTES:

Minutes from the Board of Directors Meeting held on January 9, 2017 were approved as presented.

HOMEOWNERS FROM THE FLOOR.

None.

FINANCIAL REPORTS:

Financial reports for the 12 month period through December 31, 2016:

Balance Sheet Report. Total funds on deposit \$1,045,876.

Operating Fund Report. Revenues total \$343,674. Expenses total \$307,948. Net change +\$35,726.

Reserve Fund Report. Revenues total \$222,426. Capital repairs total \$220,153. Net change +\$2,273.

Financial reports for the 1 month period through January 30, 2017:

Balance Sheet Report. Total funds on deposit \$1,078,008.

Operating Fund Report. Revenues total \$31,390. Expenses total \$23,314. Net change +\$8,076.

Reserve Fund Report. Revenues total \$15,900. Capital repairs total \$3,534. Net change +\$12,366.

Aged Receivable Report. All members are current with eight exceptions, two owners are 60 days past due and six under 30 days past due. Forty one owners are prepaid.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending February 28, 2017. 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 Committee has identified 30 small landscape projects and three major landscape projects. The first of the three major landscape projects approved by the Board has begun on upper Pismo.

There is one tree left for removal in the Sand Dollar median. The County has advised it will not remove at this time. Canon del Sol HOA and Sand Dollar HOA will share the cost of weed whacking the median and will obtain a bid for the removal of the remaining tree and truck logs lying on the median as well as grinding remaining stumps.

ARCHITECTURAL COMMITTEE CONTINUED:

Gutter Modification, 329 CDS. Jesse Fielding spoke with the owner regarding proposed modifications and authorized owner to proceed at owners expense.

Window Replacement, 466 Oyster. The Board reviewed the application to replace 6 windows with Milgard vinyl framed white windows. A motion was made to approve, seconded, and passed unanimously.

SOCIAL:

None.

NOMINATING:

Colin Tierney has elected not to seek re-election. The nominating committee thanked Colin for his service on the Board. The nominating committee is nominating the following for the upcoming election:

Jesse Fielding, Mary Ann Herlihy and Bob Carpenter

OLD BUSINESS

Clubhouse Remodel. Tabled for further information.

Rat Abatement Program. Tabled until June.

NEW BUSINESS

Reaffirm Roof Repairs – 460 Oyster. A motion was made to reaffirm roof repairs to be performed at 460 Oyster by Daddario Roofing in the amount of \$520, seconded and passed unanimously.

Reserve Fund Expenditures 2017. The Board reviewed the list of reserve items scheduled for 2017.

A motion was made to reaffirm expenditure of reserve funds for wire fence repairs on the gate at the end of Pismo by Abacherli Fencing in the amount of \$375, seconded, and passed unanimously.

Short Term Rentals. Tabled.

Reserve Study. The Board reviewed 3 proposals for reserve studies. A motion was made to undertake a new reserve study and accept the proposal from Applied Reserve Analysis, Level 1 with a seven week turn around in the amount of \$2,100, seconded, and passed unanimously.

Operating Surplus Transfer. A motion was made to transfer 2016 surplus operating funds in the amount of \$29,568.63 from the Operating account to the Reserve account, seconded, and passed unanimously.

Insurance. The Board reviewed the insurance proposals presented by Anderson & Company. A copy of which is attached hereto, "Carrier 1" on the attachment represents current insurance. A motion was made to accept the proposal from Labarre/Oksnee Insurance, (Carrier 2 on such attachment) seconded and passed unanimously.

NEXT MEETING DATE CONFIRMED:

Annual Owners Meeting - Saturday, April 1, 2017.

Directors Meeting – Monday, April 3, 2017

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 7:25 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.