

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

April 3, 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, Mary Ann Herlihy and Bob Carpenter.
Absent: Paul Van Hoorickx.

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: John Mello, 254 Pismo.

APPOINTMENT OF OFFICERS: A motion was made, seconded, and passed unanimously to nominate Henry - President, Mary Ann - Vice-President, Jesse - Secretary, Paul – Treasurer.

President	Henry Bose
Vice – President	Mary Ann Herlihy
Secretary	Jesse Fielding
Treasurer	Paul Van Hoorickx
Board Member	Bob Carpenter

The Board re-approved Henry to be able to approve expenditures up to \$5,000.

MINUTES:

Minutes from the Board of Directors Meeting held on March 6, 2017 were approved as presented.

HOMEOWNERS FROM THE FLOOR.

John Mello had questions regarding the temperature and protocol for covering the hot tub when not in use. John would also like to assist with Emergency Preparedness Program, utilization of the clubhouse and contributing to the landscaping.

FINANCIAL REPORTS:

Financial reports for the 2 month period through February 28, 2017:

Balance Sheet Report. Total funds on deposit \$1,087,247.

Operating Fund Report. Revenues total \$62,737. Expenses total \$54,713. Net change +\$8,023.

Reserve Fund Report. Revenues total \$31,762. Capital repairs total \$6,038. Net change +\$25,724.

Aged Receivable Report. All members are current with thirty three exceptions, one owner is 60 days past due and six under 30 days past due. Twenty-six owners are prepaid.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending March 31, 2017. A copy of the report is made a part of these Meeting Minutes.

RECAP OF WORK ORDERS AND CORRESPONDENCE:

None.

NEW WORK REQUESTS:

1. Chimney cap repair, 393 Canon del Sol
2. Send instructions to homeowners on how to access the website with next dues mailing
3. Send Bob contact information for Ian at Redshift and log in info for the website

LANDSCAPE COMMITTEE

None.

ARCHITECTURAL COMMITTEE:

Deck Expansion 455 Arca. The Board reviewed comments from 449 Arca regarding the deck expansion. A motion was made to conditionally approve the deck expansion with changes to the angle of the deck subject to both parties agreeing on the changes, seconded, and passed unanimously.

SOCIAL:

A survey will be done to find out what type of parties are homeowners interested in.

OLD BUSINESS

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

A motion was made to approve Reserve fund expenditures in February 2017 in the aggregate amount of \$2,504.37, and consist of \$375 in wire fence repairs and \$2,129.37 for a new clubhouse TV. seconded and passed unanimously.

Short Term Rentals. No action taken at this time.

Reserve Study. Tabled.

Clubhouse Remodel. Proposals will be obtained for:

1. Installing camera system in clubhouse
2. Installing a key card system on the clubhouse door
3. Installing camera system with key card system

Rat Abatement Program. Tabled until June.

NEW BUSINESS

Communication – 308 Pismo. The Board reviewed the email from homeowner regarding painting of deck and rails, dry rot issues and parking issues. Henry will speak with the homeowner and report back to the Board.

NEXT MEETING DATE CONFIRMED:

Directors Meeting – Monday, May 1, 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 7:30 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.