

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

July 31, 2017 at 6:00 p.m.

CDS Clubhouse, 400 Abalone Drive, La Selva Beach

CALL TO ORDER:

The meeting was called to order at 6:04 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, Bob Carpenter and Jesse Fielding.

Absent: Mary Ann Herlihy and 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: Julie Virga and David O'Rourke

HOMEOWNERS FROM THE FLOOR.

Julie Virga, 308 Pismo, expressed her family's concerns regarding illegal parking near their unit and throughout the complex, dry rot issues at their unit and the original approval of the hot tub installed at their unit. She also expressed concerns that her family was being persecuted for expressing concerns about the development.

MINUTES:

Minutes from the Board of Directors Meeting held on June 5, 2017 were approved as presented.

FINANCIAL REPORTS:

Financial reports for the 6-month period through June 30, 2017:

Balance Sheet Report. Total funds on deposit \$1,122,262.

Operating Fund Report. Revenues total \$187,826. Expenses total \$173,880. Net change +\$13,946.

Reserve Fund Report. Revenues total \$95,417. Capital repairs total \$14,729. Net change +\$81,138.

Aged Receivable Report. All members are current with three exceptions, three 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 July 31, 2017. A copy of the report is made a part of these Meeting Minutes.

PRESIDENTS REPORT:

None.

RECAP OF WORK ORDERS AND CORRESPONDENCE:

The Board reviewed work orders included in their packet.

NEW WORK REQUESTS:

None.

LANDSCAPE COMMITTEE

Included in Scotts report.

Median. None.

Homeowner request – 313 CDS. A motion was made for tentative approval of the homeowner's landscape request with the following change: No metal T-stakes with cables to be installed, seconded, and passed unanimously.

ARCHITECTURAL COMMITTEE:

Deck Expansion 455 Arca. A motion was made to approve the deck expansion as long as both parties agree to the revised plans which call for 4' extension and 45-degree corners, seconded and passed unanimously.

Deck Expansion – 466 Abalone. Tabled for further information.

Solar Policy. The Board reviewed comments homeowners submitted regarding the proposed solar policy. A few changes will be made to the policy per comments submitted. After changes are made it will be sent to the Attorney to review and re-sent to homeowners for another 30-day comment period.

SOCIAL:

None.

OLD BUSINESS

Reserve Fund Expenditures 2017. None.

Roof Inspections. The Board reviewed the roof inspection for 431 Santa Monica. This roof was inspected first due to the fact the homeowner wants to add solar to the roof. The Board determined to defer decision on whether or not to pay for suggested repairs pending review of inspection of other roofs.

Reserve Study. Tabled.

Clubhouse Remodel. Tabled.

Clubhouse Access and Camera System. Tabled for 6 months.

Rat Abatement Program. Tabled.

NEW BUSINESS

Draft 2018 Operating Budget. Tabled.

NEXT MEETING DATE CONFIRMED:

Directors Meeting – Monday, September 11, 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.