

CANON DEL SOL HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

September 7, 2021, at 4:00 p.m.

CALL TO ORDER:

The meeting was called to order at approximately 4:01p.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:

Kane Silverberg, Kim Albin, and Tom Hewett of Anderson & 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 August 2, 2021, were reviewed. A motion was Made, Seconded, Passed, and approved as distributed and amended. (MSP 5/0).

FINANCIAL REPORTS:

Financial reports for the 12-month period through July 31, 2021:

Balance Sheet Report – Total funds on deposit \$1,354,655.

Operating Fund Report – Revenue's total \$233,247. Expenses \$180,177 Net Gain of \$53,069.

Reserve Fund Report – Revenue's total \$140,023 Capital Expenses total \$4,048 Net gain of \$135,974.

Aged Receivables Report- Two owners are slightly over 90-days past due.

ON-SITE MANAGERS REPORT:

Quilici pruned some trees at 244 Pismo Drive. Quilici and Tom are working on reported irrigation issues. Tom also reported that the front door hardware at the clubhouse needs to be replaced.

PRESIDENTS REPORT:

Bob will purchase the plastic tabletop for the common area umbrella table at a cost of \$225-\$250.

OLD BUSINESS

A. Plastic Tabletop Update: Noted in Presidents report.

B. Update on State Parks Eucalyptus Cleanup: Motion was made, seconded, and passed to have 8-10 ft of overgrown brush removed on the State Park side of Pismo Street down to the beach path gate on clamshell at a cost NTE \$6,000 (MSP 5/0).

C. Update CSA5 Retaining Wall Bids Perkins & Sierra: Motion was made, Seconded, and passed to approve the proposal from Sierra Engineering at a cost of \$1,500 (MSP 5/0). Board Consideration to approve the bid from Perkins Construction to replace the failed retaining wall at a cost of \$42,000 has been deferred to the next meeting.

- D. Update on Quilici Cleanup State Park side along Pismo:** Deferred to the next meeting.
- E. ARC Update/Attorney Letter for 467 Canon.** Board responded to the Attorney letter regarding ARC Application request for 467 Canon. As of September 7, 2021 there is no update to report.
- F. Update Clubhouse Solar-** This has been deferred to the next meeting.
- G. Deck Expansion of 443 CDS Square off Corner and 2' ft extension:** This has been deferred to the next meeting so the Architectural Committee and Board can further review the ARC request for the deck expansion.
- H. Newsletter Distribution Discussion:** Board President Bob is currently researching a cost-effective product/app to use for newsletter distribution.

NEW BUSINESS:

- A. Draft 2022 Budget:** Has been deferred to the next meeting.
- B. Parking Enforcement:** The Board asked Anderson to send a reminder letter to all owners that are not in compliance with the Parking rules that are referenced in Canon Del Sol CC&RS'.
- C. Section B Exterior Repair Bids.** In addition to obtaining siding repair proposals the Board asked Anderson to obtain Termite reports prior to the siding repairs and painting. Siding.
- D. Schedule of B Gutter cleaning and Repair Quotes:** Anderson will obtain quotes for gutter cleaning and any needed gutter repairs.
- E. Chimney Cap Inspections:** Tom suggested that all chimney caps of section B-be inspected prior to painting. Tom & Anderson will work together to arrange for the chimney inspections.
- F. Review Proposals for the deck work at 361, 373 & 401 Canon:** The Board reviewed proposals from AC Fencing & TRU Construction, the Board would like to review a bit further before making their decision and has been deferred to the next meeting.
- G. New Board Lead for Landscape Committee:** Board President Bob Carpenter, announced that Judy Mathews has agreed to take over his position on the Landscape Committee as Board Lead.

MEETING ADJOURNED:

There being no further business to bring before the Association's Board of Directors, the meeting was adjourned at approximately 5:20p.m.

EXECUTIVE SESSION: (None)

***Next Meeting will be held by Zoom on
Monday, October 4, 2021 at 4:00p.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