

CANON DEL SOL HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

October 4, 2021, at 4:00 p.m.

CALL TO ORDER:

The meeting was called to order at approximately 4:02 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, Bruce Margon, Judy Mathews, and Colin Tierney.

DIRECTORS ABSENT:

Jesse Fielding

OTHERS PRESENT:

Kane Silverberg, Kim Albin, and Tom Hewett of Anderson & Company and Homeowner's Don & Terri Cabral. Kim served as the recording secretary appointed at the outset of the Meeting.

MINUTES:

Draft Minutes from the Board of Directors Meeting held on September 7, 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 \$1,380,698.33.

Operating Fund Report – Revenue's total \$266,351 Expenses \$204,146. Net Gain of \$62,204.

Reserve Fund Report – Revenue's total \$159,989. Capital Expenses total \$4,048 Net gain of \$155,940.

Aged Receivables Report- One owner is slightly over 30-days past due.

ON-SITE MANAGERS REPORT:

Tom reported that he has been addressing ongoing irrigation issues and that main clubhouse doors need to be replaced and or hardware updated.

PRESIDENTS REPORT:

President Bob Carpenter reported that he extensively reviewed the 2022 draft budget prior to Boards final approval. Tom Hewett and President Bob Carpenter have scheduled a meeting with K&D Landscape to obtain a proposal to resolve the ongoing irrigation issues.

OLD BUSINESS

A. CSA5 Retaining Wall Proposal (Perkins Const.): Deferred to the next meeting.

B. Small Retaining Wall Proposal- AC Fencing: A motion was made seconded and passed to approve the proposal from AC Fencing at a cost of \$3,600 to build a 20 ft. retaining wall near 435 Oyster drive (MSP 5/0).

- C. Gate Proposal- AC Fencing (Seahorse/Backside of Arca):** A motion was made seconded and passed to approve the proposal from AC Fencing to install a gate on the fence that is located on Seahorse/Backside of Arca at a cost of \$900. (MSP 5/0).
- D. Discuss ARC Application to add 192' Under 1st Floor Deck (467 Canon):** The homeowners of 467 Canon and the Board discussed ARC application to add a third bedroom extending out 192'. As previously stated, the Board does not feel it can approve the extension without legal counsel from Canon's HOA Attorney and that the owners would need to hold a vote gaining a 67% approval from Canon Del Sol owners which would allow for the extension.
- E. Update on Clubhouse Solar:** This has been deferred to the next meeting.
- F. Chimney Inspection Update:** This is still in progress and has been deferred to the next meeting.
- G. Deck Proposal Tru Const.& AC Fencing (373 & 401 Canon):** A motion was made, seconded, and passed to approve the proposal from Tru Construction to replace deck rails for 373 & 401 at a total cost of \$5,489 for Unit 401 and \$5,364 for unit 373 Canon (MSP 5/0).
- H. Front Landing Proposals- Tru Construction & AC Fencing (361 Canon):** A motion was made, seconded, and passed to accept the proposal from Tru Construction to repair/replace the front landing at a total cost of \$4,217 (MSP).
- I. ARC 443 Deck Expansion Discussion:** The owners of 443 Canon are in the process of obtaining an opinion letter from their Attorney regarding their rights to expand even if surrounding neighbors disapprove.
- J. Gutter Proposals-Section B & the 11 Gutters that were cleared January 2021:** This has been deferred to the next meeting.
- K. Newsletter Distribution Update:** Still in progress and has been deferred to the next meeting.

NEW BUSINESS:

- A. Draft 2022 Budget:** A motion was made, seconded, and passed to approve the 2022 draft budget as distributed by ACO and amended by the Board.
- B. New Street Signs Proposal (Tom Hewett):** A motion was made, seconded, and passed for the total cost of \$1,707 to replace the Associations' street signs (MSP 5/0).

HOMEOWNERS FROM THE FLOOR: It was suggested by homeowner Colin to obtain a handyman that the Association could share throughout the community to handle small interior repairs

Landscape Committee: Judy reported that the landscape committee has preapproved plants for the Associations common areas and that the landscape committee is set to include FAQs to the newsletter.

CLOSED EXECUTIVE SESSION: No executive session needed.

DEFINE ACTION PLANS/MEETING ADJOURNED: There being no further business to bring before the Board of Directors, the meeting was adjourned at approximately 5:32 p.m.

Next Meeting Date
Monday, November 1, 2021 at 4:00 p.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