

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

April 4, 2011 at 6:30 p.m.

CDS Clubhouse, 400 Abalone Drive, La Selva Beach

CALL TO ORDER:

The meeting was called to order at approximately 6:30 p.m. 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:

Mona Salvage, Jesse Fielding, Bob Fennell and Mike Barber. Absent: none.

OTHERS PRESENT:

Ernie Anderson, from the Management Company, who served as the recording secretary at the outset of the Meeting. Also present was owner Scott Thomas, who serves as the Association's On-Site Manager.

Owner James Lagorio, 461 Canon del Sol Drive.

MINUTES:

Minutes from the Board of Directors Meeting held March 7, 2011 were approved as presented. A motion was duly made, seconded, and passed by unanimous voice vote.

FINANCIAL REPORTS:

Financial reports for the three month period through March 31, 2011 will be forwarded to Directors separately.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending March 31, 2011. A copy of the report is made a part of these Meeting Minutes.

RECAP OF WORK ORDERS AND CORRESPONDENCE:

A recap of work order requests and correspondence were reviewed by Directors. A copy of this report is also made a part of the Meeting Minutes.

NEW WORK ORDER AND CORRESPONDENCE REQUESTS:

- Annual Owners meeting April 16th. 10:00 A.M.
- Prepare roster sheets for owners to revise info for Roster Binders at An. Mtg.
- Ernie to sign Saviano bid proposal for Tennis Court repairs, schedule work April or May when weather permits.
- + Send a copy of the Home Depot invoice for the hedge trimmer to Scott.
- + Ernie send note to Joe Nussbaum to meet, including Rutledge, to look at proposed repairs at his residence.

- + WO to Rutledge repair the drainage problem 443 Santa Monica lower outside soil to stop leaking through foundation into bathroom.
- + Scott to turn pool heater on so that the pool is heated by this weekend.
- + WO to Rutledge hire a hardwood flooring contractor to repair the damaged hardware flooring below the leaking skylight at 441 Oyster.

LANDSCAPE COMMITTEE:

1. WO to Cardiff Pest Control spray weeds in cracks of concrete curbs and asphalt paving.
2. WO to Quilici reminder to schedule fertilizer all common areas, and snail bait.
3. The Quilici extra crew coming on April 15th will be focused on “fine tuning” planted areas.
4. Bob outlined the following current tasks: beach path, finish fire break behind CDS, plant ice plant in fire break, mow grasses above Clubhouse, gopher controls, snails and slugs, finish wall on Marina del Rey, get pump operating in A-B, get new pump for C, get all water running all stations, reduce hand watering, check water pressure in system B, check water times on all stations, water all stations once a week manually as needed.

ARCHITECTURAL COMMITTEE UPDATES:

No report.

FINANCIAL COMMITTEE UPDATES:

No report.

ENVIRONMENTAL COMMITTEE UPDATES:

Beach Path Drainage Work: Our attorney has reported that the farmer’s attorney has forwarded our claim for monies spent on the drainage issue to their insurance company. We are still waiting for a meeting to be scheduled with all parties, including the water company and State, to work on resolving the drainage problem.

COUNTY SERVICE AREA “CSA 5”:

Public Works (John Swenson) has confirmed that no special assessments will be necessary for the reserve repairs planned. Owners will only be billed, in their next property tax bills, for a Cost of Living adjustment approximating \$17.

SAND DOLLAR DRIVE TREES:

Public Works (Steve) has informed that they will be removing dead or dying trees in the median. A report will be sent to both CDS and Sand Dollar outlining their plans.

Volunteer resident from Sand Dollar Association recently sprayed Sand Dollar Drive with weed control in the median island.

NEW BUSINESS:

Legal Document Revision Bid: The Board of Directors reviewed the proposal from attorney Catherin Philipovitch. Based upon time the range of costs will be between \$2,500 and \$4,000 not including recording fees (at the County) and mailing costs to the membership. After discussion Directors voted their approval for this work. MSP.

Insurance Renewal April 1st Approved: Directors reviewed the renewal bid from Fireman's Fund at \$80,562 which includes earthquake insurance. Fire hazard coverage \$21,600,00; liability \$6,000,000; Directors & Officers at \$3,000,000, DIC (earthquake) \$100,000,000. Deductibles are \$10,000. It was noted that the cost has increased about 5%.

Painting for Phase ONE: J's Custom Painting has provided a bid for \$86,400 to paint the building exteriors with two coats of latex paint for the 27 units in Phase One. Directors requested another bid be obtained, subject to a revision which shows how much will he charge for the deck staining of owner built additions. Tabled to May meeting.

Fence Repairs 467 Canon del Sol: This item was tabled to the May Board meeting. It was requested to provide copies of all correspondence regarding this matter for Board review at the May meeting.

Siding Repairs Approved at 454 Abalone Drive: Owner Kevin Strickland, who is a general building contractor, requests permission to once again make repairs to the exterior siding at his residence. He offers to cover all labor and material costs. Directors voted their approval.

Tree Trimming to Restore View Approved: Owner James Lagorio, 461 Canon del Sol Drive requested permission to reduce the height of the Myoporium trees (5) in front of his homes, and which now block their ocean view from their upstairs. Directors approved this request subject to arborist Nigel Belton coming to inspect the site, and provide his approval. Maximum amount to be removed is 2-1/2 to 3 ft.

ORAL COMMUNICATIONS:

None.

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, May 2, 2011 at 6:30 p.m. in the Clubhouse.

April Annual Owners meeting will be held on Saturday, April 16, 2011 (10:00 am).

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 8:15 p.m.

WEBSITE INFORMATION REMINDER:

Name of Website: www.canondelsol.litesites.info

Password: surfandsun

IMPORTANT REMINDER!

SHUT YOUR WATER OFF WHEN LEAVING POLICY REMINDER:

Ernie reminds everyone to remember to shut off the water supply to your residence whenever you are leaving your home for more than the day. Water shut off valves are 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.