

CANON DEL SOL HOMEOWNERS ASSOCIATION

**BOARD OF DIRECTORS MEETING MINUTES**

May 2, 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, Mike Barber and Howard Kalt.  
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.

**MINUTES:**

Minutes from the Board of Directors Meeting held April 4, 2011 were approved as amended. A motion was duly made, seconded, and passed by majority vote. New Director Howard Kalt abstained.

Page two. 7<sup>th</sup> paragraph. Delete "John Presley" and insert "Steve". 8<sup>th</sup> paragraph. Insert after "Volunteer "Resident".

**FINANCIAL REPORTS:**

Financial reports for the four month period through April 30, 2011:

Balance Sheet Report. Total funds on deposit \$600,466.

Operating Fund Report. Revenues total \$98,572 at 100% of budget. Expenses total \$74,412 at 71% of budget.

It was requested to transfer from Clubhouse Lighting to Pole Lighting  
\$1,137.56.

Reserve Fund Report. Revenues total \$97,065 at 100% of budget. Capital repairs total \$27,277 at 20% of budget. Net change +\$69,788.

Aged Receivable Report. All members are current with six exceptions. All are one month or less past due, totals \$1,824. Four owners have prepaid dues, total - \$6,045.

**ON-SITE MANAGERS REPORT:**

Scott Thomas reported to Directors, in a written report, on items for the current period ending April 30, 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.

## **LANDSCAPE COMMITTEE:**

1. Contact Saviano Construction and ask them to send to us a copy of the full contract proposal, including supplemental pages. We want this for our records, and future reference.
2. Advise Saviano if work done before Memorial Day okay, if they cannot finish than postpone the job start until after Memorial Day.
3. Contact Barbie Bear to obtain permission to store wood chips outside the upper Pismo gate temporarily.

## **ARCHITECTURAL COMMITTEE UPDATES:**

No report.

## **FINANCIAL COMMITTEE UPDATES:**

No report.

## **ENVIRONMENTAL COMMITTEE UPDATES:**

**Beach Path Drainage Work.** The insurance company representing Coastal Nursery has asked for historical pictures regarding the erosion problem. Robert DeWitt and Rudy Brabenec.

## **COUNTY SERVICE AREA "CSA 5":**

Public Works 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.

## **NEW BUSINESS:**

**Painting for Phase ONE:** As previously requested Ernie will obtain another bid for phase I painting.

Ernie has prepared a schedule of all Owner Responsible deck painting/staining and will prepare notices to these owners that the cost will be charged to them. Costs ranged from \$95 to \$625. 14 of 27 units affected.

**Send Flyers Take Your Key and Cell Phone to the Pool or Spa.** It was confirmed recently that a resident could not unlock the gate and had to climb up over the fence to get out of the pool area. Send a reminder flyer with next dues. To be used in an emergency, there is an emergency box with a telephone direct to First Alarm.

**260 Pismo Owner Responsible Repairs.** Ernie will schedule a meeting with contractor Dale Rutledge, inspector Don Wilden, Director Bob Fennell and Ernie to review the dramatic change in repair costs from original (\$15,000 vs. \$2,500).

**Fence Repairs 467 Canon del Sol:** Directors reviewed all ten letters which deal with this repair and fence addition. Directors previously voted to share 50%,

or \$250 for the repair of the existing fence, and the fence addition/lattice work cost (\$495) would be the owner's responsibility. Ernie will respond to their latest letter.

**Elections of Officers:** Nominations were opened and the following were elected to serve as officers for the coming year:

President	Mona Salvage
Vice President	Bob Fennell
Treasurer	Mike Barber
Secretary	Jessie Fielding
Directors at Large	Howard Kalt

**ORAL COMMUNICATIONS:**

None.

**NEXT MEETING DATE CONFIRMED:**

Directors confirmed that they will meet next on Monday, June 6, 2011 at 6:30 p.m. in the Clubhouse. (Skips Memorial Day).

Directors will meet on Monday, July 11<sup>th</sup> in July to avoid a conflict with 4<sup>th</sup> July.

**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 8:30 p.m.

**WEBSITE INFORMATION REMINDER:**

Name of Website: [www.canondelsol.litesites.info](http://www.canondelsol.litesites.info)

Password: surfandsun

**IMPORTANT REMINDER!**

**Mark your calendars for our annual 4<sup>th</sup> of July party. Details to follow.**

**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 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.