

CANON DEL SOL HOMEOWNERS ASSOCIATION

**BOARD OF DIRECTORS MEETING MINUTES**

June 6, 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, Bob Fennell, Mike Barber and Howard Kalt.

Absent: Jesse Fielding.

**OTHERS PRESENT:**

Ernie Anderson and Michele Maldonado, from the Management Company, Michele 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 May 2, 2011 were approved as presented. A motion was duly made, seconded, and passed by majority vote.

**FINANCIAL REPORTS:**

Financial reports for the five-month period through May 31, 2011:

Balance Sheet Report. Total funds on deposit \$579,878.

Operating Fund Report. Revenues total \$124,344 at 101% of budget. Expenses total \$104,534 at 82% of budget.

Reserve Fund Report. Revenues total \$121,321 at 100% of budget. Capital repairs total \$27,277 at 16% of budget. Net change +\$91,867.

Aged Receivable Report. All members are current with fifteen exceptions. All are one month or less past due, totals \$7,187. Three owners have prepaid dues, total - \$4,506.

**ON-SITE MANAGERS REPORT:**

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

**LANDSCAPE COMMITTEE:**

1. Plant ice plant in fire break
2. Mow above the clubhouse
3. Finish wall, plant, and fix sprinklers on Marina Del Rey
4. Get pump C running
5. Water all stations once a week manually as needed
6. Meet and set goals for landscape

**All tree trimming must be authorized by the Board. If you trim your trees without Board approval and the health of the tree is jeopardized you will be responsible for replacement of like size.**

**ARCHITECTURAL COMMITTEE UPDATES:**

Application for satellite dish.

**FINANCIAL COMMITTEE UPDATES:**

No report.

**ENVIRONMENTAL COMMITTEE UPDATES:**

**Beach Path Drainage Work.** Mona reported she is waiting for an update from Terry Humanick.

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

Lining of tanks will take place this year but do not have a date as of yet.

**NEW BUSINESS:**

**260 Pismo-Repair/Replacement Quote:** Ernie, Don Wildon, and Dale Rutledge met at 260 to go over repairs. The difference between the first quote and second quote was because they did not use Timber Teck and glass rails because they are expensive. Dale Rutledge removed dry rot from 3 2x12 joists and double up with 3 new 16' pressure treated joists and painted to match. He also shored up deck, chip out foundation, and move wall to plum, form and pour new foundation. The homeowner installed bird screen between 2x12 joists and painted to match. According to Don Wildon the work looks very good and should cause no further problems in these areas.

**PENDING ITEMS:**

**Phase 1 Additional Bids:** Tabled until receive additional bids.

**ORAL COMMUNICATIONS:**

None.

**NEXT MEETING DATE CONFIRMED:**

Directors confirmed that they will meet next on Monday, July 11, 2011 at 6:30 p.m. in the Clubhouse.

**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 7:30 p.m.

**WEBSITE INFORMATION REMINDER:**

Name of Website: <http://canondelsol.litesites.info>

Password: surfandsun

**IMPORTANT REMINDER!**

**Mark your calendars for our annual 4<sup>th</sup> of July party that will be held on July 3<sup>rd</sup> at the Clubhouse.**

**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.