

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

July 11, 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, Howard Kalt and Jesse Fielding.

Absent: none.

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.

Joe & Marilyn Nussbaum, 270 Pismo Drive.

Steve Beaman, 478 Oyster Drive.

MINUTES:

Minutes from the Board of Directors Meeting held June 6, 2011 were approved as presented. A motion was duly made, seconded, and passed by unanimous voice vote.

FINANCIAL REPORTS:

Financial reports for the six-month period through June 30, 2011:

Balance Sheet Report. Total funds on deposit \$608,164.

Operating Fund Report. Revenues total \$149,168 at 101% of budget. Expenses total \$127,499 at 84% of budget.

Reserve Fund Report. Revenues total \$145,597 at 100% of budget. Capital repairs total \$32,632 at 15% of budget. Net change +\$112,788.

Aged Receivable Report. All members are current with nine exceptions. Six are one month or less past due, totals \$3,451. Three owners are two months past due and owe \$1,675. Three owners have prepaid dues, total -\$3,119.

STEVE BEAMAN WEBB-SITE REPORT:

Host web site data has been lost by ISP and it is not practical to pay to have it restored. Steve recommends that we start with a new web site and he will provide technical assistance to get started. Management will contact several servers to find out their fees to create a new mid-level site and will report at August meeting.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending June 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. Plant ice plant in fire break
2. Irrigation valve "B" clock how has the high pressure pump and watering in this area is now doing well.
3. Directors voted their approval for tree work by Arbor Art this summer.
4. Manual watering continues to help maintain landscaped areas.
5. Board approved purchase of four doggie stands with plastic bags.

ARCHITECTURAL COMMITTEE UPDATES:

Application for satellite dish approved.

FINANCIAL COMMITTEE UPDATES:

Draft budget and reserve plan reviewed. Mona and Howard will meet with Martha to review the changes and for approval at the September meeting. No increase in dues projected. Major repair item this year is asphalt streets, and sealing.

ENVIRONMENTAL COMMITTEE UPDATES:

Beach Path Drainage Work. Mona reported that the attorney for Coastal Nursery, Jerry Wallace, Schneider Claims Association, now asks for further details of erosion repairs paid for by the association. Our attorney, Terry Humanick, is waiting for an update. Mike Barber volunteered to prepare the requested spread-sheet information. Waiting for an update from Terry Humanick.

COUNTY SERVICE AREA "CSA 5":

Lining of tanks will take place this year at a cost of \$23,000. Funding for this work will be paid out of the CSA reserves. The product is called Polibrid from Hansen Painting. John Swenson also provided information for an extended warranty for five years at additional cost. Directors voted to reject the warranty extra and to schedule the work.

NEW BUSINESS:

Governing Document Revisions. Directors volunteered to divide the new CC&Rs into six sections and each Director plus Scott will review his section and write down any questions, comments, or changes. Tabled to August meeting.

Building Repairs Approved 454 Abalone. Contractor Kevin Strickland has once again offered to repair rusted out flashing, dry rot to framing, decking and

supports. He will volunteer his labor and CDS will pay for the materials. Approval was voted for this request from Kevin.

Siding Repairs Approved. Directors reviewed the repair proposal from Dale Rutledge, at a cost of \$4,390. In addition, owners will be asked to approve repairs to owner built additions estimated to cost \$2,315. Management will send out letters asking for the various owners' approval for work recommended. Motion adopted.

Carbon Monoxide Alarms Now Required. Management provided information regarding the new alarms that must be installed in each residence. It was agreed to send out a copy of the new law together with a cover letter to each owner with their next dues invoice.

Water Leak Repairs Approved. Draeger Construction Company submitted two bids to repair the water leaking underneath the foundation, and coming up into the downstairs bathroom. Directors voted their approval to proceed with the lesser cost of repairs. 443 Santa Monica.

Painting Bid Approved. Directors reviewed the painting bids from three contractors, and after discussion, voted their approval to hire Sean Jiggins for Phase One painting. Bid cost was \$72,000 not including extras for some balcony decks that may require two seal coats to decking.

Owner Requests Tree for Privacy. Joe and Marilyn Nussbaum were present to ask for help from Directors to plant some type of tree to block the view of the large pine tree that is now almost dead located near their unit in the Manresa Park. Mona will contact Ranger Barbi Bear and ask what can we do?

PENDING ITEMS: None.

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, August 1, 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 8:55 p.m.

WEBSITE INFORMATION REMINDER:

Name of Website: <http://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 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.