

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

August 1, 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.

MINUTES:

Minutes from the Board of Directors Meeting held July 11, 2011 were approved as presented. A motion was duly made, seconded, and passed by unanimous voice vote.

FINANCIAL REPORTS:

Financial reports for the seven-month period through July 31, 2011:

Balance Sheet Report. Total funds on deposit \$628,002.

Operating Fund Report. Revenues total \$174,099 at 101% of budget. Expenses total \$153,252 at 87% of budget.

Reserve Fund Report. Revenues total \$169,861 at 100% of budget. Capital repairs total \$41,177 at 17% of budget. Net change +\$126,508.

Aged Receivable Report. All members are current with ten exceptions. Nine are one month or less past due, totals \$3,963. One owner is two months past due and owes \$1,073. Five owners have prepaid dues, total -\$4,851.

Directors agreed that there is a surplus in the reserve budget for deck repairs for 2011; a motion was made to move \$18,000 from surplus deck repairs to tennis court resurfacing, seconded, and passed unanimously.

To protect the long term integrity of our common area the Board determined that it was in the best interest of the association to resurface the tennis courts immediately. Funding for this project was offset by funds unneeded this year for deck replacement/repairs.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending July 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. Mowing field behind clubhouse
3. Cutting pampas grass behind Clamshell
4. Aqua Green fixed all sprinklers on clock C
5. Cyonothis cut to ground level behind clubhouse to street

ARCHITECTURAL COMMITTEE UPDATES:

None.

FINANCIAL COMMITTEE UPDATES:

Draft budget and reserve plan reviewed. Mona and Howard will meet with Martha to review the changes. 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 she is waiting on information from our Attorney, Terry Humanick, for Mike Barber to create the spreadsheet that Jerry Wallace, Attorney for Coastal Nursery has requested.

COUNTY SERVICE AREA "CSA 5":

County will be making the repairs to the lining of the tanks this year.

NEW BUSINESS:

Governing Document Revisions. Directors and Scott Thomas each reviewed a section of the revised CC&R's but discussion indicated that additional work is needed to be done to fully assess the changes being recommended by the attorney.

PENDING ITEMS:

Owner Requests Tree for Privacy. Joe and Marilyn Nussbaum requested to have a large Monterey Pine tree trimmed on State property behind their home. Anderson & Company will send a letter to the State requesting permission to trim dead branches on the tree at the homeowner's expense.

Painting Bid Approved. Directors have requested that the original bid be separated into two bids. One for HOA responsibility and the second for homeowner added decks.

Electrical Panel Inspection Bids. It has come to the Board's attention that some homeowners in phases 4 and 5 are having issues with their electrical panels and main breakers, which may cause a fire in the home. The panel boxes are an individual homeowner issue but the Board has decided that each panel in every phase needs to be inspected for safety reasons. They have contracted Eveready Electric to do inspections of which will be billed to homeowners on their dues statements. Homeowners can use their own electrician if they would like but must provide proof of inspection to the Homeowners Association.

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, September 12, 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 8:35 p.m.

WEBSITE INFORMATION REMINDER:

The web-site is currently down and we are working to get a new provider.

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.