

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

January 5, 2015 at 6:00 p.m.
CDS Clubhouse, 400 Abalone Drive, La Selva Beach

CALL TO ORDER:

The meeting was called to order at approximately 6:00 p.m. by Henry Bose. 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:

Henry Bose, Paul Van Hoorickx, Mary Ann Herlihy, Howard Kalt, and Jesse Fielding.

Absent: None.

OTHERS PRESENT:

Nate Summer and Michele Maldonado, from the Management Company, Michele serves as the recording secretary appointed at the outset of the Meeting. Also present owner Scott Thomas, who serves as the Association's On-Site Manager.

HOMEOWNERS FROM THE FLOOR

Scott Thomas thanked the Board for the Christmas gift.

MINUTES:

Minutes from the Board of Directors Meeting held on November 3, 2014 were approved as amended.

Amend: Amend Paving. 1st sentence. A motion was made to ratify and approve Henry's execution of the paving contract.

FINANCIAL REPORTS:

Financial reports for the eleven-month period through November 30, 2014:

Balance Sheet Report. Total funds on deposit \$727,252.

Operating Fund Report. Revenues total \$301,749. Expenses total \$265,556. Net change +\$36,193.

Reserve Fund Report. Revenues total \$212,252. Capital repairs total \$512,306. Net change -300,054.

Aged Receivable Report. All members are current with three exceptions. Two owners are one month or less past due, (\$459); one owner is three months past due, (\$2,135); seven owners have prepaid dues, total -\$3,500.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending December 31, 2014. A copy of the report is made a part of these Meeting Minutes.

RECAP OF WORK ORDERS AND CORRESPONDENCE:

Michele reported a recap of work order requests and correspondence.

Henry will be meeting with Sand Dollar Association to discuss meeting with the County regarding removing stumps in the median.

NEW WORK REQUESTS:

- 308 Pismo. Flashing below bedroom window above garage needs to be sanded and painted due to rust.
- Remove tree behind 406 Santa Monica.

LANDSCAPE COMMITTEE:

None.

ARCHITECTURAL COMMITTEE:

None.

APPOINTMENT OF NOMINATING COMMITTEE;

A motion was made to nominate Paul Van Hoorickx, Henry Bose, and Scott Thomas to the nominating committee, seconded, and passed unanimously. There are three positions up for nomination this year, Howard Kalt, Mary Ann Herlihy, and Jesse Fielding.

SOCIAL:

A motion was made to allocate \$200 for a Super Bowl party put on by John Mello and Pat Vance, seconded, and passed unanimously.

OLD BUSINESS

Assessment Waiver. Tabled until February.

NEW BUSINESS

Roof Repair – 454 Abalone. Homeowner Kevin Strickland contacted Anderson & Company regarding leaks in his fireplace stack. The 1st leak is at the sheet metal flashing. Daddario roofing will be repairing in the amount of \$625. The 2nd leak was from the sheet metal cap on top of the stack which Kevin repaired with caulking. The 3rd leak was a result of holes in the existing masonite siding. The Board has authorized Kevin to perform the work as proposed by him: Remove the existing siding and replace with new siding and trim to match. First he will wrap the entire fireplace stack with a water barrier such as TYVEK or equal. He will paint the fireplace stack to match existing when the new siding has been installed. All labor and materials would be furnished by KK Construction Inc. at his expense and will provide the HOA with Certificates of Insurance for General Liability and Workers Compensation.

Painting – 341 Canon del Sol. The paint was peeling on the west facing side of the unit. Jesse Gullings has been hired to scrape the existing peeling layers, apply an adhesive primer followed by a fresh coat of paint.

PENDING ITEMS:

Review CC&R's, Policies and Practices. Tabled

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, February 2, 2015 at 6:00 P.M.

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 6:47 p.m.

WEBSITE INFORMATION REMINDER:

Name of Website: www.canondelsol.com

Username: cds

Password: surfandsun

WIFI IN THE CLUBHOUSE.

Password: **510cb1bc77e2a8674171**

IMPORTANT REMINDER!

EMERGENCY CONTACTS:

SCOTT THOMAS, ONSITE MANAGER (831) 722-4048

ANDERSON & COMPANY (831) 688-1090

FIRST ALARM (831) 684-1111

SHUT YOUR WATER OFF WHEN LEAVING POLICY REMINDER:

The Board reminds everyone to remember to turn down your water heater and 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.