

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

January 6, 2014 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:

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

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.

MINUTES:

Minutes from the Board of Directors Meeting held on November 4, 2013 were approved as amended.

Amend:

Page 3 – Change “assessed” to “accessed”

Page 3 – Change “reviewed” to “summarized”

December 2014 Board of Directors Meeting was cancelled.

FINANCIAL REPORTS:

Financial reports for the twelve-month period through December 31, 2013:

Balance Sheet Report. Total funds on deposit \$991,444.

Operating Fund Report. Revenues total \$325,757 at 100% of budget. Expenses total \$288,662 at 89% of budget. Net change +\$37,095.

Reserve Fund Report. Revenues total \$257,485 at 110% of budget. Capital repairs total \$120,624 at 65% of budget. Net change +136,861.

Aged Receivable Report. All members are current with ten exceptions. Eight owners are one month or less past due, (\$2,855); one owner is two months past due on two units, (\$2,001); eight owners have prepaid dues, total -1,868.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending December 31, 2013. A copy of the report is made a part of these Meeting Minutes.

RECAP OF WORK ORDERS AND CORRESPONDENCE:

None.

NEW WORK REQUESTS:

Send post card to 29 homeowners notifying them when their spark arresters have been changed.

PRESIDENT'S REPORT:

Henry gave a recap of pending items projects to be reviewed by the Board.

A motion was made to reimburse Henry for holiday gifts for Scott, seconded, and passed unanimously.

LANDSCAPE COMMITTEE:

Lewis Tree will be doing their annual survey of the trees in the association.

ARCHITECTURAL COMMITTEE:

367 Clamshell – Deck Replacement. The Board proceeded to discuss objections made by the owners of 361 Clamshell to the deck expansion at 367 Clamshell. The Board had previously approved the deck expansion pending the standard 30 day notice to neighbors for comment. When no comments were received in response to the notice construction commenced. However, no notice was sent to the owners of 361 Clamshell and when they became aware of the improvements they filed objections.

The Board discussed the information received from both property owners and various alternative compromises.

It was moved, seconded, and unanimously approved to suspend the deck expansion at 367 Clamshell Drive subject to agreement between the two parties involved. If they cannot mutually agree on the deck's dimensions on or before January 25, 2014, the board has determined the maximum acceptable limits, which will be communicated to the parties by the Board president. In it's motion, the Board further affirmed that in a planned use development such as Canon del Sol, no single homeowner has an unrestricted right of property expansion, nor an unlimited right to privacy, nor absolute veto power over improvements proposed by another owner.

APPOINTMENT OF NOMINATING COMMITTEE:

A motion was made to nominate Howard Kalt, Jesse Fielding, and Mary Ann Herlihy to the nominating committee, seconded, and passed unanimously.

SOCIAL:

The Board discussed different options for social gatherings for owners and residents. A "Get to know your Neighbors" potluck will be scheduled.

OLD BUSINESS

None.

NEW BUSINESS

Paving Specifications-Pending Chuck Michaelis. Tabled until Board receives specifications from Chuck Michaelis.

PENDING ITEMS:

Maintenance Agreements – Pending Inspections by Scott.

HOMEOWNERS FROM THE FLOOR.

None.

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, February 3, 2014 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 8:45 p.m.

WEBSITE INFORMATION REMINDER:

Name of Website: www.canondelsol.com

Username: cds

Password: surfandsun

WIFI IN THE CLUBHOUSE.

Password: **510cb1bc77e2a8674171**

IMPORTANT REMINDER!**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.