

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

January 8, 2013 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. by President Bob Fennell. 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:

Bob Fennell, Howard Kalt, and Henry Bose.
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 owner Scott Thomas, who serves as the Association's On-Site Manager.

Homeowners Mary Ann Herlihy and Paul Van Hoorickx.

MINUTES:

Minutes from the Special Board of Directors Meeting held on November 20, 2012 and Board of Directors Meeting held on December 3, 2012 were approved as presented.

FINANCIAL REPORTS:

Financial reports for the twelve-month period through December 31, 2012:

Balance Sheet Report. Total funds on deposit \$820,412.

Operating Fund Report. Revenues total \$312,777 at 101% of budget. Expenses total \$254,798 at 82% of budget. Net change +\$57,978.

Reserve Fund Report. Revenues total \$278,274 at 100% of budget. Capital repairs total \$176,621 at 32% of budget. Net change +\$101,653.

Aged Receivable Report. All members are current with Eight exceptions. Four owners are one month or less past due, (\$1,926); two owners are two months past due, (\$2,144), two owners are three months past due (\$3,207). Four owners have prepaid dues, total -\$2,070.

Anderson & Company will provide a letter from Santa Cruz County Bank concerning coverage of the combined amounts on deposit.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending December 31, 2012. 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.

NEW WORK REQUESTS:

- **Paint retaining walls visible from the street**
- **Work with Lewis Tree Service on Myaporim trees**

LANDSCAPE COMMITTEE:

Bob reported that the golf cart should be ready for delivery by the end of the month.

Scott met with Hines Pest Control to inspect the Myaporim trees for thrip. Some infestation was detected. There are 130 Myaporim trees on the property and would cost approximately \$4,000 a year to treat. He will follow up with Lewis Tree Service to inventory the trees worth saving and to remove the older trees that are affected.

A motion was made to give the landscape crew a bonus in the amount of \$175, seconded, and passed unanimously.

ARCHITECTURAL COMMITTEE UPDATES:

442 Oyster Drive – Replace Garage Door. The ARC application was approved for replacement of the garage door. Homeowner will use a licensed contractor.

FINANCIAL COMMITTEE:

None.

ENVIRONMENTAL COMMITTEE UPDATES:

Beach Path Drainage Work-Insurance Claim. Tabled until February, awaiting insurance updates from Robert DeWitt & Associates and MTM Truck & Tractor.

NEW BUSINESS:

Board Vacancy. Homeowners Paul Van Hoorickx and Mary Ann Herlihy both are interested in filling the open position on the Board. They introduced themselves and explained why they would like to serve. The Board thanked them for attending and will notify them of their decision.

The Board decided to leave the position vacant but will add the candidates names to the slate to be voted on at the annual meeting.

381 CDS Deck Repair. The Board approved the repairs in the amount of \$1,342.

PENDING ITEMS:

Maintenance Agreements – Pending Inspection by Scott

HOMEOWNERS FROM THE FLOOR.

None.

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, February 4, 2013 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 8:09 p.m.

B. Closed Executive Session.

Session was called to order at 8:09P.M. to discuss personnel and delinquent accounts.

C. ADJOURNMENT

Directors adjourned the closed executive session at 8:36 P.M. by a unanimous vote for a motion to adjourn. MSP.

WEBSITE INFORMATION REMINDER:

Name of Website: www.canondelsol.com

Username: cds

Password: surfandsun

WIFI IN THE CLUBHOUSE.

Password: 510cb1bc77e2a8674171

IMPORTANT REMINDER!

Monthly dues were decreased by approximately 5% in January, your monthly invoice will reflect this adjustment and those who use automated bank payments or pay their annual dues in advance should take appropriate action to prevent overpayment.

SHUT YOUR WATER OFF WHEN LEAVING POLICY REMINDER:

Ernie 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.