

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

October 3, 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, Howard Kalt and Jesse Fielding.

Absent: Mike Barber.

OTHERS PRESENT:

Homeowner Mary Elaine Dinger. Ernie Anderson and Michele Maldonado, from the Management Company, Michele served as the recording secretary at the outset of the Meeting.

MINUTES:

Minutes from the Board of Directors Meeting held September 12, 2011 were approved as presented.

FINANCIAL REPORTS:

Financial reports for the nine-month period through September 30, 2011:

Balance Sheet Report. Total funds on deposit \$640,597.

Operating Fund Report. Revenues total \$223,737 at 101% of budget. Expenses total \$202,045 at 91% of budget.

Reserve Fund Report. Revenues total \$219,980 at 101% of budget. Capital repairs total \$83,454 at 29% of budget. Net change +\$132,335.

Aged Receivable Report. All members are current with ten exceptions. Nine are one month or less past due, totals \$4,087. One owner is two months past due and owes \$1,097. Two owners have prepaid dues, total -\$1,774.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending September 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. Pulled out Ceanothus on Abalone and planted two trees
2. Planted five trees on the back side of houses
3. Rock wall completed
4. Sprinkler system moved
5. Sprinklers work in the planted area on Abalone
6. Rock wall completed on Canon del Sol & Clamshell
7. Rock lining of parking areas almost complete
8. Top pf Pismo & Canon del Sol still needs planting work done

ARCHITECTURAL COMMITTEE UPDATES:

Henry Bose submitted plans for a new deck. The Board has requested finished plans, which include materials, finish, and access onto deck.

FINANCIAL COMMITTEE UPDATES:

Draft budget and reserve plan reviewed. A motion was made seconded, and passed unanimously to adopt the 2012 Operating and Reserve Budget's as amended. Water changed from \$14,000 to \$16,000 in operating budget.

There will not be an increase in dues for 2012.

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 date still to be determined.

The County removed trees and tree roots on Sand Dollar Drive.

NEW BUSINESS:

Governing Document Revisions. Directors are still reviewing the amended documents from Catherine Philipovitch. Tabled until November.

Electric Panels. Board requested a bid to replace the outside electrical box at 449 Canon del Sol due to weather.

First Alarm – Scope of Services. The Board has requested a representative attend a meeting to go over services provided to the association.

PENDING ITEMS:

Web Site Bids. Bids for a new website were obtained ranging from \$1,500 - \$4,000. A motion was made, seconded, and passed unanimously to accept the bid from Red shift. \$1,500 to \$2,000 to set up, \$5.95 - \$19.95 to maintain per month, and \$15.00 for the domain name per year.

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 Report. Directors reviewed electrical panel inspections report. Which homes have been inspected and which are scheduled to be inspected.

278 Pismo – After the fact Satellite Dish. The satellite dish installment was approved.

Road Inspection Report. Tabled until November.

HOMEOWNERS FROM THE FLOOR.

Mary Elaine Dinger asked the Board to remove the large bushes behind her unit. Director Bob Fennell will meet with Mary Elaine to go over tree removal.

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, November 7, 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 8:20 p.m.

Closed Executive Session.

Session was called to order at 8:25P.M.

ADJOURNMENT

Directors adjourned the closed executive session at approximately 8:45 P.M. by a unanimous vote for a motion to adjourn. MSP.

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.