

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

October 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:

Henry Bose, Howard Kalt, Paul VanHoorickx, Mary Ann Herlihy 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

None.

MINUTES:

Minutes from the Board of Directors Meeting held on September 8, 2014 were approved as presented.

FINANCIAL REPORTS:

Financial reports for the eight-month period through August 31, 2014:

Balance Sheet Report. Total funds on deposit \$1,060,764.

Operating Fund Report. Revenues total \$219,305. Expenses total \$193,525. Net change +\$25,780.

Reserve Fund Report. Revenues total \$153,515. Capital repairs total \$114,079. Net change +40,379.

Aged Receivable Report. All members are current with four exceptions. Four owners are one month or less past due, (\$1,696); ten owners have prepaid dues, total - 6,571.

ON-SITE MANAGERS REPORT:

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

NEW WORK REQUESTS:

None.

LANDSCAPE COMMITTEE:

Scott is identifying Miraporum trees to spray for thripe and has identified leaks on two pumps.

ARCHITECTURAL COMMITTEE:

A motion was made to add electronic submission of building plans on the ARC applications, seconded, and passed unanimously.

SOCIAL:

None.

OLD BUSINESS

Painting – Section A. Jesse Gulling Painting has completed painting of 29 units units, clubhouse and pool house. The Board was very pleased with his work and completing the job on schedule. A notice was sent to all homeowners in Section A asking them to identify any areas of concern on their unit that are in need of corrective action before releasing final payment to the contractor.

Paving – A motion was made to ratify and approve Henry's execution of the paving contract, seconded, and passed unanimously.

A motion was made to pay the Granite Rock invoice in the amount of \$288,000 with the contingency to reserve the right upon Canon Del Sol's request in the next six months to fog seal designated areas and repave the soft area on Canon del Sol as identified in exhibit A, seconded, and passed unanimously.

Review 2015 Proposed Operating & Reserve Budget. The Board reviewed the draft Operating & Reserve budgets included in their packets. Tabled until November.

Fall Creek Engineering Invoice. The Board reviewed the invoice from Fall Creek Engineering in the amount of \$890. At the August 4 meeting the Board authorized Fall Creek Engineering to do a feasibility study for possible use of waste water for irrigation purposes not to exceed \$500. A motion was made to pay the invoice for the full amount of \$890, seconded, and passed unanimously.

Review CC&R's, Policies and Practices. Mary Ann volunteered to lead the Board's review of the Policies and Rules and Regulations and advise of updates that are needed to correspond with the CC&R's.

NEW BUSINESS

None.

PENDING ITEMS:

Striping. The Board reviewed a bid from Stripe-A-Lot in the amount of \$700. A motion was made to accept the bid, seconded, and passed unanimously.

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, November 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 7:34 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.