

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

October 7, 2013 at 6:00 p.m.

CDS Clubhouse, 400 Abalone Drive, La Selva Beach

CALL TO ORDER:

The meeting was called to order at approximately 6:02 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, and Mary Ann Herlihy.

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: Paul Van Hoorickx and Julie Virga for Michael and Betsy Virga.

MINUTES:

Minutes from the Board of Directors Meeting held on September 9, 2013 were approved as presented.

Meeting adjourned to Executive Session at 6:07 to discuss potential board members.

Meeting was re-opened at 6:09.

APPOINT DIRECTOR:

A motion was made and unanimously approved to appoint Paul Van Hoorickx to fill the open position until April 2014 when the current term expires.

OLD BUSINESS:

Hot tub, 308 Pismo. Julie Virga thanked the Board for all their work on the issue of the hot tub at her parents, Michael and Betsy Virga's, townhouse. Her parents had a few issues with the letter they received in regards to use of the hot tub.

- Condition #2. They know that all maintenance for the deck is their responsibility.
- Condition #1. Only the parents can use the hot tub. They believe this issue is unreasonable as the home is owned in a trust and there have not been any issues with regards to the hot tub since 1997.
- Condition #4. Michael and Betsy took offense how the condition was worded.

Henry let Julie know that the wording in the letter is not personal, CDS has had a long standing rule that does not allow hot tubs on decks and this is the only one in the complex. The hot tub was originally approved for the medical conditions of her mother and father. The Board does not want to set precedence for neighbors.

Howard thanked Julie for attending the meeting in a calm manner. He cannot recall a single problem in regards to the hot tub in past years. But, the Board has an obligation to enforce the rules.

Henry and Julie will exchange information they have in regards to the original installation of the hot tub.

AMEND BANK SIGNATURE CARDS

At the September meeting a motion was made to have all Board members as authorized signatures on all accounts, seconded, and passed unanimously.

The following Board members will be on all signature cards: Henry Bose, Howard Kalt, Jesse Fielding, Mary Ann Herlihy, and Paul Van Hoorickx.

FINANCIAL REPORTS:

Financial reports for the nine-month period through September 30, 2013:

Balance Sheet Report. Total funds on deposit \$947,653.

Operating Fund Report. Revenues total \$244,134 at 100% of budget. Expenses total \$200,620 at 82% of budget. Net change +\$43,514.

Reserve Fund Report. Revenues total \$198,527 at 113% of budget. Capital repairs total \$101,853 at 40% of budget. Net change +96,674.

Aged Receivable Report. All members are current with nine exceptions. Eight owners are one month or less past due, (\$3,779); one owner is two months past due, (\$813); nine owners have prepaid dues, total -\$3,751.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending September 30, 2013. 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:

- **Send copies of water bills to Scott**
- **Research operating water budget**

- **Send Scott addresses for pending AC signatures**

LANDSCAPE COMMITTEE:

Scott reported owners, John Mello and Pat Vance and renter Joyce Wente have volunteered for the landscape committee. They will be working on planting the beach path.

ARCHITECTURAL COMMITTEE:

297 CDS – Replace windows. The Board approved the replacement of 3 bedroom windows and 1 dining room window, new Milgard Styleline vinyl framed in white windows with same grid as existing. (4-0, with 1 abstain, Howard.)

460 Oyster Drive – Deck Replacement. The 30 day review has expired with no objections from neighbors. Directors unanimously approved this application,(5-0).

FINANCIAL COMMITTEE:

A budget meeting is scheduled for Wednesday October 9th at 4:00 to look at what's scheduled for next year.

ENVIRONMENTAL. None. Remove from agenda.

NEW BUSINESS

418 Santa Monica. The support beam has been replaced. Scott is awaiting a bid from the homeowners contractor to fix dry rot and a leak coming off deck.

Chimney Inspection Waiver. All chimneys need to be inspected as a fire protection measure. The company also inspects chimney caps for rust and possible damages to the fire box.

Guard Rail, Beach Path. Scott reported that the State has denied our application to build a guard rail on the beach path and will assume no responsibility for any claims arising from the lack of a guard rail.

PENDING ITEMS:

Maintenance Agreements – Pending Inspections by Scott.

HOMEOWNERS FROM THE FLOOR.

None.

NEXT MEETING DATE CONFIRMED:

Budget Meeting Wednesday, October 9, 2013 at 4:00P.M.

Directors confirmed that they will meet next on Monday, November 4, 2013 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 8:03 p.m.

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 2013, 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:

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.