

CANON DEL SOL HOMEOWNERS ASSOCIATION

**BOARD OF DIRECTORS MEETING MINUTES**

November 3, 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, Paul VanHoorickx, Mary Ann Herlihy and Jesse Fielding.  
Absent: Howard Kalt

**OTHERS PRESENT:**

Homeowners: John Mello and Pat Vance. 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 October 6, 2014 were approved as amended.

**Amend: 1<sup>st</sup> sentence Paving. A motion was made to ratify and approve Henry's execution of the paving contract.**

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

**FINANCIAL REPORTS:**

Financial reports for the nine-month period through September 30, 2014:

Balance Sheet Report. Total funds on deposit \$985,616.

Operating Fund Report. Revenues total \$246,907. Expenses total \$216,533. Net change +\$30,374.

Reserve Fund Report. Revenues total \$173,737. Capital repairs total \$207,366. Net change -33,629.

Aged Receivable Report. All members are current with five exceptions. Four owners are one month or less past due, (\$1,394.26); one owner is two months past due, (\$1,221.07); eight owners have prepaid dues, total -\$5,766.

### **ON-SITE MANAGERS REPORT:**

Scott Thomas reported to Directors, in a written report, on items for the current period ending October 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 received a notice regarding an irrigation leak from Soquel Creek Water. He is working with the landscapers to identify where the leak is located.

### **ARCHITECTURAL COMMITTEE:**

**425 Santa Monica. Replace Garage Door.** The Board approved the installation of a new garage door.

### **SOCIAL:**

John Mello & Pat Vance hosted another successful party in the clubhouse on Saturday, November 1<sup>st</sup>. John and Pat expressed their desire to have the HOA purchase new lightweight tables to replace the current card tables and heavy tables for clubhouse use.

A motion was made to purchase new lightweight tables from Target, not to exceed \$200, seconded, and passed unanimously.

A motion was made to allocate \$200 for a Holiday party put on by John Mello and Pat Vance, seconded, and passed unanimously.

### **OLD BUSINESS**

**Review 2015 Proposed Operating & Reserve Budget.** A motion was made to approve the 2015 Operating Budget as presented, seconded, and passed unanimously.

A motion was made to approve the 2015 Reserve Budget as presented, seconded, and passed unanimously.

### **NEW BUSINESS**

**Assessment Waiver.** The Board considered waiving the December dues or refunding excess funds to homeowners. The Board will reconsider after the 1<sup>st</sup> of the year.

### **PENDING ITEMS:**

**Review CC&R's, Policies and Practices.** Tabled

**NEXT MEETING DATE CONFIRMED:**

Directors confirmed that they will meet next on Monday, January 5, 2015 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 6:59 p.m.

**WEBSITE INFORMATION REMINDER:**

Name of Website: [www.canondelsol.com](http://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.