

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

February 2, 2015 at 6:00 p.m.
CDS Clubhouse, 400 Abalone Drive, La Selva Beach

CALL TO ORDER:

The meeting was called to order at approximately 6:01 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 Van Hoorickx, Mary Ann Herlihy, and Jesse Fielding.
Absent: Howard Kalt.

OTHERS PRESENT:

Homeowners: John & Roberta Bessa, 478 Oyster.

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.

Nate and Michele thanked the Board for the gift certificate to Café Cruz on behalf of Anderson & Company.

HOMEOWNERS FROM THE FLOOR

John & Roberta Bessa thanked the Board and Scott for making Canon del Sol a beautiful place. They also expressed concern on a few items, the back gate is not locking properly, basketball hoop backboard is missing, and the status of when fallen trees will be removed.

MINUTES:

Minutes from the Board of Directors Meeting held on January 5, 2015 were approved as presented.

FINANCIAL REPORTS:

Financial reports for the twelve-month period through December 31, 2014:

Balance Sheet Report. Total funds on deposit \$758,972.

Operating Fund Report. Revenues total \$329,276. Expenses total \$291,936. Net change +\$37,340.

Reserve Fund Report. Revenues total \$231,540. Capital repairs total \$514,579. Net change -283,039.

Aged Receivable Report. All members are current with two exceptions. Two owners are one month or less past due, (\$94); twenty owners have prepaid dues, total - \$10,834.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending January 31, 2015. A copy of the report is made a part of these Meeting Minutes.

RECAP OF WORK ORDERS AND CORRESPONDENCE:

Michele recapped work order requests and correspondence.

A motion was made to approve the bid from Daddario Roofing in the amount of \$790 for repairs at 431 Santa Monica, seconded, and passed unanimously.

NEW WORK REQUESTS:

None.

LANDSCAPE COMMITTEE:

A bid will be obtained for the restoration to the landscaping along Pismo.

ARCHITECTURAL COMMITTEE:

335 Canon del Sol – Deck Repairs and window replacement. The Board reviewed plans submitted for improving 335 Canon del Sol. A motion was made to approve the plans as submitted, seconded, and passed unanimously.

NOMINATING COMMITTEE;

None.

SOCIAL:

Scott reported that the Super Bowl Party was a success.

The Board has requested a list of events for the year from Pat Vance and John Mello to be able to budget the social fund accordingly.

OLD BUSINESS

Assessment Waiver. The Board continued its discussion of possible changes in member assessments, including the possible waiver of a month's dues. The discussion included consideration of the year end operating account statements and the effect of such waiver on both the operating and reserve budgets for 2015 and beyond. Given such effects, action of this item was tabled until June.

Resolution to Ratify Repairs- A motion was made to approve the roof repair at 454 Abalone in the amount of \$625 and painting at 341 Canon del Sol in the amount of \$3,300, seconded, and passed unanimously.

NEW BUSINESS

Authorization for Repair Limits. A motion was made to authorize Henry to approve expenditures within the Operating budget in the amount NTE \$5,000, seconded, and passed unanimously, Henry abstained.

2015 Reserve Budget Projects.

Tabled until March.

Leak Investigation – 461 Oyster.

A motion was made to accept the portion of a bid that is HOA responsibility from Dale Rutledge for repairs, weather stripping in the French door and replacing deck boards and add flashing in the amount of \$550, seconded, and passed unanimously.

Sand Dollar Road Median Improvements.

Scott and Henry met with Dave Mack from Sand Dollar HOA and a representative of the County regarding the trees in the median strip. The County has a tentative plan to remove all but four trees in fiscal year 2015-2016, remove the remaining four trees in fiscal year -2016-2017, and remove stumps and restore in fiscal year 2018. Sand Dollar HOA has obtained a bid to remove the stumps in the median for approximately \$4,000. A motion was made to split the stump removal NTE \$2,000 with Sand Dollar HOA, provided they are willing, seconded, and passed unanimously.

Winterizing.

No action taken at this time.

PENDING ITEMS:

Road. Tabled until March.

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

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, March 2, 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 7:14 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.