

CANON DEL SOL HOMEOWNERS ASSOCIATION

**BOARD OF DIRECTORS MEETING MINUTES**

February 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:**

Jesse Fielding, Henry Bose, Howard Kalt, Mary Ann Herlihy, and Paul Van Hoorickx.

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.

**MINUTES:**

Minutes from the Board of Directors Meeting held on January 6, 2014 were approved as presented.

**FINANCIAL REPORTS:**

Financial reports for the one-month period through January 30, 2014:

Balance Sheet Report. Total funds on deposit \$1,021,770.

Operating Fund Report. Revenues total \$27,270 at 100% of budget. Expenses total \$14,311 at 52% of budget. Net change +\$12,959.

Reserve Fund Report. Revenues total \$19,189 at 100% of budget. Capital repairs total \$5186, for spark arresters. Net change +14,003.

Aged Receivable Report. All members are current with five exceptions. Five owners are one month or less past due, (\$1,615); thirteen owners have prepaid dues, total -5,478.

**ON-SITE MANAGERS REPORT:**

Scott Thomas reported to Directors, in a written report, on items for the current period ending January 31, 2014. A copy of the report is made a part of these Meeting Minutes.

## **RECAP OF WORK ORDERS AND CORRESPONDENCE:**

- Termite Inspection Bids Section A
- Siding Repair Bids Section A
- Painting Bids Section A

## **NEW WORK REQUESTS:**

None.

## **PRESIDENT'S REPORT:**

None.

## **LANDSCAPE COMMITTEE:**

Planting for the landscape restoration project on State property has been postponed due to lack of rain.

## **ARCHITECTURAL COMMITTEE:**

**291 Canon del Sol – Satellite Dish.** The Board approved the installation of a satellite dish; Henry will work with Scott and the dish company on placement.

## **NOMINATING COMMITTEE:**

The nominating committee held a meeting on February 3, 2014 and nominated existing directors Henry Bose and Paul Van Hoorickx for re-election. Any other member of the association who is interested in running for the Board should contact Anderson & Company.

## **SOCIAL:**

The Board discussed different options for social gatherings for owners and residents. A "Get to know your Neighbors" potluck will be scheduled.

## **OLD BUSINESS**

**Chimney Inspection Report.** Michele reported there are four homes that need to schedule their chimney cleaning with The Soot Merchant and 20 gas stoves will be inspected by The Fireplace Guy.

## **NEW BUSINESS**

**Pool Restroom Renovation.** Tabled awaiting second bid to be obtained by Anderson & Company.

**460 Oyster – Deck Repairs.** The Board reviewed a bid from Solid Construction for water damage repairs on existing deck. A motion was made to accept the bid not to exceed \$2,400, seconded, and passed unanimously.

## **PENDING ITEMS:**

**PAVING BIDS.** The Board reviewed the paving specifications from Chuck Michaelis and authorized Anderson & Company to obtain bids based on those specifications.

## **HOMEOWNERS FROM THE FLOOR.**

None.

**NEXT MEETING DATE CONFIRMED:**

Directors confirmed that they will meet next on Monday, March 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 7:16 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!**

**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.