

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

February 4, 2013 at 6:30 p.m.
CDS Clubhouse, 400 Abalone Drive, La Selva Beach

CALL TO ORDER:

The meeting was called to order at approximately 6:30 p.m. by President Bob Fennell. 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:

Bob Fennell, Howard Kalt, and Henry Bose.
Absent: Jesse Fielding.

OTHERS PRESENT:

Ernie Anderson and Michele Maldonado, from the Management Company, Michele served as the recording secretary at the outset of the Meeting. Also present owner Scott Thomas, who serves as the Association's On-Site Manager.

MINUTES:

Minutes from the Special Board of Directors Meeting held on January 8, 2013 were approved as amended.

Amend: Board Vacancy. The Board decided to leave the position vacant and have it filled by the members at the Annual Meeting.

FINANCIAL REPORTS:

Financial reports for the one-month period through January 31, 2013:

Balance Sheet Report. Total funds on deposit \$833,759.

Operating Fund Report. Revenues total \$27,198 at 101% of budget. Expenses total \$13,819 at 48% of budget. Net change +\$13,379.

Reserve Fund Report. Revenues total \$19,481 at 96% of budget. Capital repairs total \$23,656 at 30% of budget. Net change -\$4,175.

Aged Receivable Report. All members are current with nine exceptions. Eight owners are one month or less past due, (\$3,091); one owner is three months past due (\$1,636). Fourteen owners have prepaid dues, total -\$4,306.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending January 31, 2013. A copy of the report is made a part of these Meeting Minutes.

Scott recommends all homeowners write their address on their pool keys.

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:

- **Review reserve items if needed to take action this year**
- **Add light photocell with motion detector by golf cart**
- **Repair boards and fill the area from the street to the gate on the beach path**

LANDSCAPE COMMITTEE:

None.

ARCHITECTURAL COMMITTEE UPDATES:

None.

FINANCIAL COMMITTEE:

None.

ENVIRONMENTAL COMMITTEE UPDATES:

Beach Path Drainage Work-Insurance Claim. Tabled until March, awaiting insurance updates from Robert DeWitt & Associates and MTM Truck & Tractor.

NEW BUSINESS:

Soquel Creek Water Increase. The Board reviewed information regarding the water increase included in their packets.

Guest Parking. Homeowners have been using guest parking to park. Scott will tag cars advising homeowners their car may be towed if not moved.

Nominating Committee. A motion was made to accept the nominating committee which consists of Henry Bose, Scott Thomas, and John Mello. Henry will Chair.

479 Oyster-Water Test Bid. A motion was made to approve the water test bid from Knox Roofing in the amount of \$94 per man per hour plus materials, seconded, and passed unanimously.

266 Canon Del Sol. A motion was made to accept the bid from Knox Roofing for roof repairs in the amount of \$850, seconded, and passed unanimously.

PENDING ITEMS:

Maintenance Agreements – Pending Inspection by Scott

HOMEOWNERS FROM THE FLOOR.

None.

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, February 25, 2013 at 6:30 p.m. in the Clubhouse.

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 9:01 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, 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:

Ernie 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.