

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

March 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 6:02 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:

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

Absent: Jesse Fielding.

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 February 2, 2015 were approved as presented. Howard Abstained.

FINANCIAL REPORTS:

Financial reports for the twelve-month period through January 31, 2015:

Balance Sheet Report. Total funds on deposit \$788,971.

Operating Fund Report. Revenues total \$28,458. Expenses total \$21,403. Net change +\$7,055.

Reserve Fund Report. Revenues total \$18,228. Capital repairs total \$0. Net change +\$18,228.

Aged Receivable Report. All members are current with two exceptions. Two owners are one month or less past due, (\$127); twelve owners have prepaid dues, total -\$12,638.

The Board reviewed bids from several insurance companies and agreed they would renew General Liability and D&O insurance with Hansen Insurance in April.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending February 28, 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.

NEW WORK REQUESTS:

None.

LANDSCAPE COMMITTEE:

Scott has been working with the landscape committee to develop a plan for improvements to the corner of Pismo and Clamshell. He has also been working with Quilici to repair electrical problems and to resolve the irrigation leak.

ARCHITECTURAL COMMITTEE:

None.

NOMINATING COMMITTEE;

Committee members will be meeting with a potential candidate for the Board elections.

SOCIAL:

Scott reported that the social committee has planned a St. Patrick's Day dinner for March 17th. The Board has approved funding 4th of July, Holiday Party in December, and one other event this year.

OLD BUSINESS

2015 Reserve Budget Projects. The Board reviewed a list of Reserve projects that were to be repaired/replaced scheduled this year according to the Reserve Study and adjusted the Reserve Plan accordingly.

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|---|-----------------------------------|
| • Section B wood deck sealing | Moved to 2016 |
| • Section A gutter/downspouts | Completed in 2014 |
| • Clubhouse window cover | Move to 2016 |
| • Copier | 2015 |
| • Clubhouse alarm system replacement | Table until F/A annual inspection |
| • Clubhouse smoke alarm replacement | Table until F/A annual inspection |
| • Replacement of pool equipment room door | Obtain bid |
| • Pool Cover | 2015 |
| • Pool fence cloth replacement | Tabled until BoD inspects |
| • Spa drain cover replacement | Completed in 2014 |
| • Tennis court wind screen replacement | 2015 – Partial |
| • Tennis court net replacement | Tabled until Jesse inspects |
| • Website construction | Move to 2017 |

Sand Dollar Road Median Improvements. Henry and Scott have been working with Dave Mack, Sand Dollar HOA to form a plan with the County regarding the tree removal and beautification of the median. Currently both associations are looking at it as a two step project, first the removal of the stumps and remaining trees and the preparation of the median beautification. Secondly, the beautification itself. At the January meeting the Board authorized \$2,000 for stump removal. A motion was made

to authorize NTE \$5,000(inclusive of the prior \$2,000) for the initial phase of the project, seconded, and passed unanimously.

NEW BUSINESS

Road Repairs – Fog Seal. When the roads were re-paved some of the areas were darker than others. Granite Rock stated that over time the asphalt would all fade to the same color. There was a contingency within the contract that within six months they would fog seal designated areas. The Board has decided not to fog seal the roads as they are beginning to fade to the same color.

Retaining Wall Replacement. – Marina Del Rey. The Board reviewed bids ranging in the amount of \$7,447 - \$7,865. A motion was made to accept the bid from Quilici Gardening in the amount of \$7,447, seconded, and passed unanimously.

Clubhouse Outdoor Furniture Replacement. The table and chairs on the patio of the clubhouse and pool umbrellas are in need of replacement. A motion was made to replace these items NTE \$5,100, seconded, and passed unanimously.

PENDING ITEMS:

Assessment Waiver. Tabled until June.

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

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, April 6, 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 7:33 p.m.

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.