

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

March 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, and Mary Ann Herlihy.

Absent: Paul Van Hoorickx.

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 3, 2014 were approved as presented.

FINANCIAL REPORTS:

Draft Financial reports for the two-month period through February 24, 2014:

Balance Sheet Report. Total funds on deposit \$1,045,378.

Operating Fund Report. Revenues total \$54,564. Expenses total \$43,81. Net change +\$9,039.

Reserve Fund Report. Revenues total \$19,189. Capital repairs total \$6,752. Net change +12,438.

Aged Receivable Report. All members are current with nine exceptions. Seven owners are one month or less past due, (\$2,349); two owners are two months past due, (\$1,548); fourteen owners have prepaid dues, total -10,490.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending February 28, 2014. A copy of the report is made a part of these Meeting Minutes.

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:

None.

LANDSCAPE COMMITTEE:

504 plants for the landscape restoration project have been planted on State property.

ARCHITECTURAL COMMITTEE:

406 Santa Monica – Window Replacement. The Board approved the replacement of 6 windows.

NOMINATING COMMITTEE:

The committee reported that a call for candidates was mailed to all owners and there has been no response to date. Any member of the association who is interested in running for the Board should contact Anderson & Company by April 4th.

SOCIAL:

Numerous residents have inquired about having the clubhouse fee waived for monthly or bimonthly social parties at the clubhouse. They have also requested using the clubhouse during holiday weekends, (e.g. Memorial Day, 4th of July, Labor Day).

A motion was made to waive the clubhouse fee for monthly or bimonthly Social events put on by the membership, seconded, and passed unanimously.

The Board will obtain more information from members about holiday weekends at the Annual Meeting and make a determination.

OLD BUSINESS

Chimney Inspection Report. Michele reported there are two homes that are scheduled for chimney cleaning with The Soot Merchant and gas stoves are being inspected by The Fireplace Guy.

NEW BUSINESS

Pool Restroom Renovation. The Board reviewed bids ranging in amount of \$8,000 to \$10,000. A motion was made to accept the bid from Dale Rutledge in the amount of \$8,833 since he is available to start the remodel, seconded, and passed unanimously.

Adopt Election Rules. The Board discussed the proposed election rules and considered certain changes. Upon motion duly made and seconded unanimously adopted the election rules as amended, a copy of which is attached hereto and made a part hereof.

Possible Meeting Date Change. Tabled for further review.

Proposed Board Projects. The Board reviewed nine proposed Board projects for this year. They decided to tackle them one at a time unless two overlap.

Painting Bids. The Board reviewed painting bids ranging in the amount of \$76,415 to \$88,000 plus decks. The item has tabled for more information.

Termite Inspection Bids. A motion was made to accept the proposal from Cardiff Pest Control in the amount of \$3,875, seconded, and passed unanimously.

Paving. The Board reviewed paving proposals for slurry seal, 2' hot asphalt, 3"overlay, 4"overlay. Updated bids for a 3" overlay will be obtained and presented at the next meeting.

PENDING ITEMS:

None.

HOMEOWNERS FROM THE FLOOR.

None.

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, April 7, 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 8:52 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.