

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

April 7, 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, Paul Van Hoorickx, and Mary Ann Herlihy.

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.

Homeowner: Dalene Obata, 418 Oyster.

HOMEOWNERS FROM THE FLOOR. Dalene explained to the Board a tree that was planted approximately 15 years ago after her family purchased the property has grown drastically in the past 2-3 years and is now blocking her view and causing potential root damage to her driveway and foundation. The Board will have Lewis Tree evaluate the health of the tree and make a recommendation regarding removing the tree or reducing the canopy during their annual review of the associations trees.

Appointment of Officers and Committee Chairs. A motion was made, seconded, and passed unanimously to nominate Henry - President, Howard - Vice-President, Jesse - Secretary, Paul – Treasurer.

President	Henry Bose
Vice-President	Howard Kalt
Secretary	Jesse Fielding
Treasurer	Paul Van Hoorkickx
Director at Large	Mary Ann Herlihy

Committee Chairs:

Landscape	Scott Thomas
Architectural	Jesse Fielding
Environmental	Mary Ann Herlihy
Social	Board of Directors

MINUTES:

Minutes from the Board of Directors Meeting held on March 3, 2014 were approved as amended.

**Amend: Omit % of Revenues and Expenses
Add First Alarm, Anderson & Company, and Scott Thoms's
contact information to Reminders.**

FINANCIAL REPORTS:

Draft Financial reports for the three-month period through March 31, 2014:

Balance Sheet Report. Total funds on deposit \$1,077,484.

Operating Fund Report. Revenues total \$81,965. Expenses total \$70,590. Net change +\$11,376.

Reserve Fund Report. Revenues total \$57,702. Capital repairs total \$11,938. Net change +45,764.

Aged Receivable Report. All members are current with four exceptions. Two owners are one month or less past due, (\$1,001); two owners are three months past due, (\$1,966); twenty-four owners have prepaid dues, total -19,543.

ON-SITE MANAGERS REPORT:

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

RECAP OF WORK ORDERS AND CORRESPONDENCE:

Michele reported a recap of work order requests and correspondence.

NEW WORK REQUESTS:

None.

LANDSCAPE COMMITTEE:

None.

ARCHITECTURAL COMMITTEE:

437 Santa Monica - Satellite Dish. The Board approved the installation of a satellite dish.

361 Canon del Sol - Window Replacement. The Board approved the replacement of windows using Milgard type.

400 Santa Monica – Window Replacement and Satellite Dish. The Board approved replacement of windows using Milgard type and installation of a satellite dish. Homeowner to work with Scott Thomas on placement.

SOCIAL:

None.

OLD BUSINESS

None.

NEW BUSINESS

Siding/Gutter Repairs – Section A. The Board reviewed bids for repairs in Section A ranging \$27,000 - \$113,000. A motion was made to accept the bid from Dale Rutledge in the amount of \$27,090, seconded, and passed unanimously.

Painting Bids. The Board reviewed updated bids ranging in the amount of \$80,250 - \$88,000 plus decks. A motion was made to accept the bid from Jesse Gullings Painting for painting Section A in the amount of \$80,250 + decks, contingent on agreement regarding schedule and time to complete, seconded, and passed unanimously.

Termite Inspection Bids. A reminder notice will be sent to homeowners in Section A. Termite repairs are homeowner responsibility.

Paving. The Board reviewed updated bids ranging in the amount of \$202,400 - \$260,500. A motion was made to accept the bid from Granite Rock to reave the roads within the development in the amount of \$214,400, subject to acceptable contract and scheduling, seconded, and passed unanimously.

Roof Repair/Replace – 297 CDS. Flat roofs in Section B have been leaking around skylights. A motion was made to accept the bid from Knox Roofing in the amount of \$535 to inspect all flat roofs in Section B, seconded, and passed unanimously.

Soquel Creek Water-Landscape Grant. Scott reported that Santa Cruz Conservation department has grant money available for Canon del Sol to conduct a landscape study to conserve water. A professional landscape designer can design a landscape plan and pay up to 80%, \$12,000 for the design. Tabled for further information.

Resolution to Amend Governing Documents. The Board then considered changes in applicable law governing planned developments and in particular changes in applicable section under Civil Code rendering references to the Civil Code within the Association's governing documents incorrect. After discussion, Resolved, by the Board of Directors Canon del Sol Homeowners Association, on this date April 7, 2014, that the attached CONVERSION TABLE shall be utilized to cross reference all references to the California Civil Code found within the governing documents. Passed (4-1, Henry opposed). A copy of the report is made a part of these meeting minutes.

Updated Delinquency Policy. A motion was made to accept the Updated Delinquency Policy to conform to new requirements and to reflect changes, seconded,

and passed unanimously. A copy of the revised policy is made a part of these meeting minutes.

Insurance. The HOA insurance was renewed on April 1st. Please contact Hansen Insurance, (831) 722-9666 to obtain a copy.

Homeowner Involvement. Two homeowners have expressed an interest in being involved in the HOA.

PENDING ITEMS:

None.

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, May 5, 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 8:15 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.