

CANON DEL SOL HOMEOWNERS ASSOCIATION

**BOARD OF DIRECTORS MEETING MINUTES**

April 2, 2012 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, Mike Barber, Jesse Fielding, Howard Kalt and Scott Thomas.  
Absent: None.

**OTHERS PRESENT:**

Ernie Anderson and Michele Maldonado, from the Management Company, Michele served as the recording secretary at the outset of the Meeting.

**MINUTES:**

Minutes from the Board of Directors Meeting held on March 5, 2012 were approved as presented, Howard Kalt abstained.

**FINANCIAL REPORTS:**

Financial reports for the three-month period through March 31, 2012:

Balance Sheet Report. Total funds on deposit \$771,411.

Operating Fund Report. Revenues total \$79,115 at 102% of budget. Expenses total \$54,760 at 69% of budget. Net change +\$24,355.

Reserve Fund Report. Revenues total \$69,230 at 100% of budget. Capital repairs total \$498 at 0.37% of budget. Net change +\$703.

Aged Receivable Report. All members are current with six exceptions. Five owners are one month or less past due, (\$1,671); one owner is two months past due (\$1,072). Eight owners have prepaid dues, total -\$9,000.

**ON-SITE MANAGERS REPORT:**

Scott Thomas reported to Directors, in a written report, on items for the current period ending March 31, 2012. 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.

## **LANDSCAPE COMMITTEE:**

Bob and Scott will be doing a walk through for spring landscaping.

## **ARCHITECTURAL COMMITTEE UPDATES:**

None.

## **ENVIRONMENTAL COMMITTEE UPDATES:**

**Beach Path Drainage Work-Insurance Claim.** Tabled until May pending an update on the claim.

## **NEW BUSINESS:**

**Governing Document Revisions.** The Board has submitted another round of suggested changes to the Attorney. The proposed CC&R's and ByLaws will be handed out to homeowners that attend the annual meeting and mailed to those not in attendance.

Attorney Catherine Philipovitch will be attending a special meeting in May or June to answer any questions homeowners will have on the proposed CC&R's and ByLaws.

**Electrical Inspection Re-Cap.** The Board reviewed a re-cap of electrical panel inspections. The Board agreed that the information is not complete. A copy of the re-cap will be provided in the annual meeting packet with homeowners advised of the importance of assuring that all panels are safe.

**Website Update.** Redshift has completed the website and is now ready for homeowners to use.

**Phase 1 Painting.** Sean Jiggins has begun painting the doors. Howard Kalt has requested Sean check his deck and make sure it was stained.

**Tennis Court Resurfacing.** Tabled pending Saviano Company inspecting the cracks in the tennis court.

**Annual Nominating Committee.** As required in the ByLaws, the Board established a Nominating Committee, to be chaired by Mike Barber and consisting Scott Thomas and Thomas Johnson to propose the Board's candidates for the two seats to be voted upon at the April 14 Annual Homeowners' Meeting. Homeowners will be advised of the process for additional names in the packet to be distributed in advance of the meeting.

**Banking Relations.** Tabled for more information on rates.

**Square Footages.** The board reviewed information contained in their packets on square footage of homes. They have requested the formula used to calculate the dues.

**PENDING ITEMS:**

**Paving Bids.** Tabled awaiting bids from Granite Construction and Chapin.

**Phase 4 & 5 Painting Bids.** Tabled awaiting bids.

**Phase 2 Siding Bids.** Tabled awaiting bids.

**NEXT MEETING DATE CONFIRMED:**

Annual Meeting: Saturday April 14, 2012 at 10:00 in the Clubhouse

Directors confirmed that they will meet next on Monday, May 7, 2012 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 8:50 p.m.

**WEBSITE INFORMATION REMINDER:**

Name of Website: [www.canondelsol.com](http://www.canondelsol.com)

Password: surfandsun

**IMPORTANT REMINDER!**

**SHUT YOUR WATER OFF WHEN LEAVING POLICY REMINDER:**

Ernie reminds everyone to remember to 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.