

CANON DEL SOL HOMEOWNERS ASSOCIATION

**BOARD OF DIRECTORS MEETING MINUTES**

June 1, 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 6:06 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, Mary Ann Herlihy, and Colin Tierney.

Absent: Jesse Fielding and 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 May 4, 2015 were approved as presented.

**FINANCIAL REPORTS:**

Financial reports for the four-month period through April 30, 2015:

Balance Sheet Report. Total funds on deposit \$854,555.

Operating Fund Report. Revenues total \$114,287. Expenses total \$92,348. Net change +\$21,939.

Reserve Fund Report. Revenues total \$73,153. Capital repairs total \$9,725. Net change +\$63,428.

Aged Receivable Report. All members are current with five exceptions. Five owners are one month or less past due, (\$1345); eight owners have prepaid dues, total -\$8,775.

**ON-SITE MANAGERS REPORT:**

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



**Retaining Walls**

A motion was made to accept the bid submitted by Quilici Gardening in the amount of \$3,243 for a dry stack Sonoma retaining wall in the water treatment plant, seconded, and passed unanimously.

**Assessment Waiver.** No action taken.

**NEW BUSINESS**

**Roof Repair – 373 Canon del Sol.** A motion was made to accept the proposal from Daddario Roofing in the amount of \$425 for roof repairs, seconded, and passed unanimously.

**Roof Repair – 381 Canon del Sol.** A second proposal will be obtained from Daddario Roofing.

**PENDING ITEMS:**

**Review CC&R’s, Policies and Practices.** Tabled.

**Solar Policy.** No action taken.

**NEXT MEETING DATE CONFIRMED:**

Directors confirmed that they will meet next on Monday, July 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 8:05 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.