

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

June 2, 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.

HOMEOWNERS FROM THE FLOOR

None.

MINUTES:

Minutes from the Board of Directors Meeting held on April 7, 2014 were approved as amended.

Amend: pg. 3 – change repair to repave

May director's meeting was cancelled due to a lack of quorum.

FINANCIAL REPORTS:

Financial reports for the four-month period through April 30, 2014:

Balance Sheet Report. Total funds on deposit \$1,092,802.

Operating Fund Report. Revenues total \$109,558. Expenses total \$91,505. Net change +\$18,054.

Reserve Fund Report. Revenues total \$77,046. Capital repairs total \$23,739. Net change +53,308.

Aged Receivable Report. All members are current with three exceptions. Three owners are one month or less past due, (\$407.18); nineteen owners have prepaid dues, total -15,690.

ON-SITE MANAGERS REPORT:

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

406 Oyster – Satellite Dish. The Board approved the installation of a satellite dish. Homeowner will work with Scott Thomas on placement.

478 Oyster – Satellite Dish. The Board approved the installation of a satellite dish. Homeowner worked with Scott Thomas on placement but could not find a suitable placement.

SOCIAL:

Scott reported Pat Vance and John Mello held a social party in the clubhouse on Saturday May 24th. They only heard from a few homeowners but approximately 50 people were in attendance. They are asking for reimbursement of \$181 for cost of food. A motion was made to reimburse Pat Vance \$181 for the potluck but will not reimburse in the future as these are not Board sponsored events, seconded, and passed unanimously.

OLD BUSINESS

Siding/Gutter Repairs – Section A. Dale Ruledge has begun making siding repairs. He is currently working on Oyster but is about a week behind schedule. He is notifying affected homeowners.

Painting – Section A. Jesse Gullings Painting will begin painting on June 23rd. Notices will be sent to homeowners in section A advising. Jesse will post notices as he progresses.

Paving. Henry and Scott will be meeting with Ed Jenkins from Granite Rock on Friday, June 6th.

NEW BUSINESS

CDARS. The Board reviewed information included in their packets regarding CDARS. CDARS is a program in which all HOA funds are maintained in FDIC insured banks but are combined on one bank statement. A motion was made to adopt the CDARS Plan with a review of the plan in six months, seconded, and passed unanimously. A motion was made to authorize Henry Bose to sign the CDARS agreement, seconded, and passed unanimously.

Gutter Repair – 308 Pismo. The Board reviewed a proposal from Certified Rain Gutters in the amount of \$585 to replace gutters. A motion was made to approve the bid in the amount of \$585, seconded, and passed unanimously.

Flat Roof Report. The Board reviewed a proposal from Knox Roofing for replacing roofs in section B. A new proposal will be obtained with a schedule of replacing over time, roofs in the worst shape first. A second opinion will be obtained on the status of the roofs from Daddario Roofing.

Termite Inspection Report. The Board reviewed reports that have been received from the termite inspections done by Cardiff Pest Control. Reports received to date do not show any termite damage at this time. A motion was made authorizing Dale Rutledge to make the repairs for the dry rot noted in the inspection reports in conjunction with the other work he is doing in section A before painting is done, seconded, and passed unanimously.

PENDING ITEMS:

None.

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, July 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 7:30 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.

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