

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

June 3, 2013 at 6:30 p.m.

CDS Clubhouse, 400 Abalone Drive, La Selva Beach

CALL TO ORDER:

The meeting was called to order at approximately 6:03 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, and Mary Ann Herlihy.

Absent: Bob Fennell and Howard Kalt.

OTHERS PRESENT:

Ernie Anderson and Michele Maldonado, from the Management Company, Michele served as the recording secretary at the outset of the Meeting. Also present owner Scott Thomas, who serves as the Association's On-Site Manager.

Homeowner Colin Tierney.

MINUTES:

Minutes from the Board of Directors Meeting held on May 6, 2013 were approved as presented.

FINANCIAL REPORTS:

Financial reports for the five-month period through May 31, 2013:

Balance Sheet Report. Total funds on deposit \$917,782.

Operating Fund Report. Revenues total \$135,380 at 100% of budget. Expenses total \$92,004 at 67% of budget. Net change +\$43,376.

Reserve Fund Report. Revenues total \$98,329 at 101% of budget. Capital repairs total \$20,930 at 14% of budget. Net change +\$77,400.

Aged Receivable Report. All members are current with six exceptions. Four owners are one month or less past due, (\$1,925); one owner is two months past due, (\$813), and one owner is three months past due, (\$1,342); Twelve owners have prepaid dues, total -\$6,575.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending May 31, 2013. 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:

- Change Santa Barbara Bank & Trust to Union Bank
- Thank you letter to Hughmanick
- Post card: Pool repairs and tree work
- Details on Pending Items

LANDSCAPE COMMITTEE:

None.

ARCHITECTURAL COMMITTEE:

442 Oyster, Deck Addition. The Board reviewed the updated plans presented by Colin Tierney. Colin explained there will be a 10' set back, windows will be Milgard Tuscany white without grids, and door will be single French door without grids, trex deck with glass.

A motion was made to grant preliminary approval for deck addition subject to neighborhood review, seconded, and passed unanimously.

467 Canon del Sol, Satellite Dish. Scott will contact the homeowner and work with satellite Dish Company on placement.

ENVIRONMENTAL COMMITTEE UPDATES:

Beach Path Drainage Work-Insurance Claim. Scott reported that work on beach path will begin in July. A pre-construction meeting will be held with the State and Board.

NEW BUSINESS

None.

PENDING ITEMS:

Maintenance Agreements – Pending Inspection by Scott

HOMEOWNERS FROM THE FLOOR.

None.

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on July 1, 2013 at 6:00 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 7:10 p.m.

WEBSITE INFORMATION REMINDER:

Name of Website: www.canondelsol.com

Username: cds

Password: surfandsun

WIFI IN THE CLUBHOUSE.

Password: **510cb1bc77e2a8674171**

IMPORTANT REMINDER!

Monthly dues were decreased by approximately 5% in January, your monthly invoice will reflect this adjustment and those who use automated bank payments or pay their annual dues in advance should take appropriate action to prevent overpayment.

SHUT YOUR WATER OFF WHEN LEAVING POLICY REMINDER:

Ernie 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.