

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

July 1, 2013 at 6:00 p.m.

CDS Clubhouse, 400 Abalone Drive, La Selva Beach

CALL TO ORDER:

The meeting was called to order at approximately 6:03 p.m. by Howard Kalt. 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 and Mary Ann Herlihy.

Absent: Bob Fennell.

OTHERS PRESENT:

Nate Summer, 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.

Ernie Anderson introduced Nate Summer, new owner of Anderson & Company, Inc.

MINUTES:

Minutes from the Board of Directors Meeting held on June 3, 2013 were approved as presented.

FINANCIAL REPORTS:

Financial reports for the six-month period through June 30, 2013:

Balance Sheet Report. Total funds on deposit \$918,482.

Operating Fund Report. Revenues total \$162,709 at 100% of budget. Expenses total \$116,552 at 72% of budget. Net change +\$46,157.

Reserve Fund Report. Revenues total \$117,810 at 101% of budget. Capital repairs total \$46,313 at 14% of budget. Net change +71,498.

Aged Receivable Report. All members are current with five exceptions. Five owners are one month or less past due, (\$2,367); ten owners have prepaid dues, total - \$4,985.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending June 30, 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:

- **Check with Cardiff about screens on dryer vents**

LANDSCAPE COMMITTEE:

Scott reported that 48 trees were trimmed, 12 trees were removed, and 8 new trees will be planted in July. Landscape project on Marina Del Rey has begun.

ARCHITECTURAL COMMITTEE:

The Board would like to have a list of ARC requests that have been approved but not started. A letter will be sent to homeowners with pending ARC approvals reminding them at nine months that they have three months left to begin or must submit a new application.

ENVIRONMENTAL COMMITTEE UPDATES:

Beach Path Drainage Work-Insurance Claim. Michele reported that the Right of Entry Permit with the State has been signed. A meeting will be set up with the State representative, MTM Truck and Tractor, and 1-2 representatives from the Board.

NEW BUSINESS

Pool deck – Acrylic Seal Approval. A motion was made to accept the change order in the amount of \$3,500 to add some ground glass powder to the acrylic to give the deck more grit and anti slip features, seconded, and passed unanimously.

The Davis-Sterling Act has been updated. There are new requirements for the Annual Disclosures. Anderson & Company will report to the Board all the changes for next years disclosure.

PENDING ITEMS:

Maintenance Agreements – Pending Inspection by Scott

HOMEOWNERS FROM THE FLOOR.

None.

The Board thanked Ernie for all his years of service at Canon Del Sol.

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on August 5, 2013.

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 7:20 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.