

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

July 7, 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:

Henry Bose, Howard Kalt, Paul Van Hoorickx, and Mary Ann Herlihy.

Absent: Jesse Fielding.

OTHERS PRESENT:

Homeowner: Colin Tierney. Ed Jenkins and Reiner Maschmeyer, Granite Rock. 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.

Paving. Ed Jenkins and Reiner, Graniterock, Maschmeyer explained to the Board that they are concerned about removing 3" of asphalt off the roads without knowing the condition of the subgrade. They recommend hiring an engineer to do bore samples on the road.

A motion was made to hire an engineer to do bore samples not to exceed \$6,000, seconded and passed unanimously.

HOMEOWNERS FROM THE FLOOR

None.

MINUTES:

Minutes from the Board of Directors Meeting held on June 2, 2014 were approved as amended.

May director's meeting was cancelled due to scheduling conflict with Board members.

FINANCIAL REPORTS:

Financial reports for the four-month period through May 31, 2014:

Balance Sheet Report. Total funds on deposit \$.1,071,447.

Operating Fund Report. Revenues total \$136,853. Expenses total \$112,144. Net change +\$24,709.

Reserve Fund Report. Revenues total \$96,276. Capital repairs total \$26,654. Net change +69,622.

Aged Receivable Report. All members are current with eight exceptions. Eight owners are one month or less past due, (\$2,852); fourteen owners have prepaid dues, total -11,027.

ON-SITE MANAGERS REPORT:

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

An inspection of the irrigation system was performed.

ARCHITECTURAL COMMITTEE:

424 Santa Monica – Hand Rail. The Board approved the installation of an additional handrail with the condition that it is consistent with work done in the community and a drawing will be submitted to the Board prior to work beginning.

SOCIAL:

Pat Vance and John Mello put on a social event in the clubhouse without the support of the Board or Association.

A motion was made to allocate \$200 for a Labor Day event put on by Pat Vance and John Mello, seconded, and passed unanimously.

OLD BUSINESS

Siding/Gutter Repairs – Section A. Dale Ruledge is proceeding with siding repairs.

Painting – Section A. Painting has begun and is on schedule.

Flat Roof Report. Flat roofs in section B were inspected by Knox Roofing and Daddario Roofing. Both roofing companies have recommended replacement of all roofs inspected and submitted proposals in the amount of \$45,010 and \$62,366. A motion was made to accept the bid from Daddario Roofing in the amount of \$45,010, seconded, and passed unanimously.

NEW BUSINESS

Deck Repair – 425 CDS. The Board reviewed a proposal from Dale Rutledge to replace the deck. A revised bid will be obtained without replacing with glass.

Tree Work. The Board reviewed a proposal from Lewis Tree Service for annual tree work. A motion was made to accept the bid in the amount of \$4,550 in which \$775 will be back billed to homeowners requesting extra work, seconded, and passed unanimously.

Sand Dollar Drive Median. Henry reached out to Sand Dollar HOA about the condition of the median and will report back later.

PENDING ITEMS:

None.

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, August 4, 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 7:42 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.