

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

August 4, 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 Jesse Fielding.
Absent: Mary Ann Herlihy.

OTHERS PRESENT:

Homeowner: Colin Tierney. 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 July 7, 2014 were approved as amended.

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

FINANCIAL REPORTS:

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

Balance Sheet Report. Total funds on deposit \$.1,094,716.

Operating Fund Report. Revenues total \$164,223. Expenses total \$136,847. Net change +\$27,376.

Reserve Fund Report. Revenues total \$115,578. Capital repairs total \$30,650. Net change +84,928.

Aged Receivable Report. All members are current with five exceptions. Five owners are one month or less past due, (\$942); fourteen owners have prepaid dues, total -9,175.

ON-SITE MANAGERS REPORT:

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

Scott reported he has scheduled the annual tree work and has been working on the beach path. There will not be any new planting due to the drought.

ARCHITECTURAL COMMITTEE:

437 Santa Monica – Window Replacement. The Board approved the replacement of middle downstairs window with Milgard ultra fiberglass.

442 Oyster – Front Door Replacement. The Board approved the replacement of the front door.

442 Oyster – Add Door to Garage. The Board approved the addition of a door into the garage with a concrete pathway leading up to it.

SOCIAL:

Pat Vance and John Mello put on another successful social event in the clubhouse.

OLD BUSINESS

Siding/Gutter Repairs – Section A. Dale Rutledge has completed 21 of 30 units siding repairs.

Painting – Section A. Jesse Gulling Painting has completed 13 of 30 units. Extra work and materials were required on four shingled units with excessive paint peeling.

Flat Roof Report. Flat roof repairs in Section B will begin this week.

Deck Repair – 425 CDS. Tabled for revised bid.

NEW BUSINESS

Complaint letter received from homeowner. The Board reviewed the complaint letter submitted about a garage being used as a game room. A motion was made to respond to the complaint of 260 Pismo using their garage as a game room, referencing the provisions of the CC&R's- use of garage, and obnoxious noise and direct them to remove the pool table within 30 days, seconded, and passed unanimously.

Other Items. Henry will reach out to Sand Dollar HOA regarding the trees that were cut down and the stumps that were left by the County.

Henry is looking into the possibility of using the waste water from the treatment plant for landscaping. A motion was made to contact Fall Creek Engineering to do a feasibility study for possible use of waste water for irrigation purposes not to exceed \$500, seconded, and passed unanimously.

PENDING ITEMS:

None.

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, September 8, 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 6:55 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.