

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

September 8, 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 VanHoorickx, Mary Ann Herlihy and Jesse Fielding.

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 August 4, 2014 were approved as presented. Mary Ann Herlihy abstained.

FINANCIAL REPORTS:

Financial reports for the seven-month period through July 31, 2014:

Balance Sheet Report. Total funds on deposit \$1,084,943.

Operating Fund Report. Revenues total \$191,646. Expenses total \$163,008. Net change +\$26,638.

Reserve Fund Report. Revenues total \$134,848. Capital repairs total \$64,290. Net change +70,558.

Aged Receivable Report. All members are current with ten exceptions. Ten owners are one month or less past due, (\$2,307); eleven owners have prepaid dues, total -8,532.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending August 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 Lewis Tree has completed the annual tree work. Sprinklers are set for 15 minutes 2 times per week.

ARCHITECTURAL COMMITTEE:

406 Oyster – Deck Addition. A motion was made to approve the 120 square feet front deck addition subject to 30 day neighborhood review, seconded, and passed unanimously.

SOCIAL:

Pat Vance and John Mello put on a BBQ potluck for Labor Day which was well attended.

OLD BUSINESS

Review 2014 Reserve Projects. The Board reviewed Reserve projects scheduled for this year. Adjustments will be made for those items that were not in need of repair or replacement this year.

Siding/Gutter Repairs – Section A. A motion was made to approve the invoice from Dale Rutledge in the amount of \$2,599 for additional siding repairs, seconded, and passed unanimously.

Painting – Section A. Jesse Gulling Painting has completed 26 of 31 units.

Paving – A motion was made to accept the new paving bid from Granite Rock in the amount of \$281,000 with option 3(c) parking areas in the amount of \$7,000, seconded, and passed unanimously.

A motion was made to hire Haro, Kasunich, & Associates to supervise paving work not to exceed \$2,000, seconded, and passed unanimously.

Flat Roof Replacement. Flat roof repairs in Section B have been completed.

Deck Repair – 425 CDS. A motion was made to accept the revised bid from Dale Rutledge in the amount of \$2,035, seconded, and passed by majority voice vote, Mary Ann abstained. A bid from Dale Rutledge will be obtained to replace wood pickets with glass at the homeowners expense.

NEW BUSINESS

Review 2015 Proposed Operating & Reserve Budget. The Board will review the proposed 2015 Operating & Reserve budgets included in their packets and advise any changes at the October meeting.

Review CC&R's, Policies and Practices. The Board reviewed the following items which were included in their packets: Use of garage space, exterior wall hangings, interior damage resulting from something within HOA responsibility, pest control.

Water Penalty Surcharges. The Board reviewed a notice from Soquel Creek Water District regarding a public hearing for proposed penalty surcharges.

Other Items. The Board reviewed the response letter from 260 Pismo regarding removal of the pool table in their garage. A letter will be sent to the homeowner acknowledging receipt of their letter and thanking them for their cooperation.

Henry presented the preliminary assessment by Fall Creek Engineering, Inc. for using recycled water for landscaping.

PENDING ITEMS:

None.

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, October 6, 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 7:46 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.