

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

February 6, 2012 at 6:30 p.m.
CDS Clubhouse, 400 Abalone Drive, La Selva Beach

CALL TO ORDER:

The meeting was called to order at approximately 6:30 p.m. by Vice-President Bob Fennell. 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:

Bob Fennell, Mike Barber, Jesse Fielding, and Howard Kalt.
Absent: None.

OTHERS PRESENT:

Owners in addition to Directors one, Henry Bose. Ernie Anderson and Michele Maldonado, from the Management Company, Michele served as the recording secretary at the outset of the Meeting. Also present was owner Scott Thomas, who serves as the Association's On-Site Manager.

MINUTES:

Minutes from the Board of Directors Meeting held on January 10, 2012 were approved as presented.

FINANCIAL REPORTS:

Financial reports for the one-month period through January 31, 2012:

Balance Sheet Report. Total funds on deposit \$692,291.

Operating Fund Report. Revenues total \$25,981 at 101% of budget. Expenses total \$17,836 at 59% of budget. Net change +\$8,145.

Reserve Fund Report. Revenues total \$23,067 at 100% of budget. Capital repairs total \$387 at 1% of budget. Net change +\$22,645.

Aged Receivable Report. All members are current with ten exceptions. Two owners are one month or less past due (\$465), five owners are two months past due (\$2,135), and three owners are three months past due (\$4,773). Three owners have prepaid dues, total -\$4,964.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending January 31, 2012. A copy of the report is made a part of these Meeting Minutes.

A motion was made, seconded, and passed unanimously to accept the bid from Progressive Pools to replace the recalled VGB spa drain cover in the amount of \$195.

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.

LANDSCAPE COMMITTEE:

Bob reported the agapanthus has been replanted and the irrigation is ready.

ARCHITECTURAL COMMITTEE UPDATES:

291 CDS- Deck. Tabled until March pending further information from Architect Bill Bagnall.

ENVIRONMENTAL COMMITTEE UPDATES:

Beach Path Drainage Work. Canon del Sol is in negotiations with the insurance adjuster from State Farm, Jerry Wallace.

NEW BUSINESS:

Director Vacancy. A motion was made, seconded, and passed unanimously to appoint Scott Thomas to fill the remaining term of Mona Salvage.

Directors were appointed as follows:

President	Bob Fennell
Vice- President	Howard Kalt
Treasurer	Mike Barber
Secretary	Jesse Fielding
Member at Large	Scott Thomas

Swimming Pool Cover Bid. A motion was made, seconded, and passed unanimously to accept the bid from Progressive Pools for a new pool cover in the amount of \$710. Scott Thomas abstained.

Governing Document Revisions. The proposed CC&R's and By Laws will be mailed to homeowners to review the first week in March.

Electrical Inspection Re-Cap. The Board reviewed the electrical re-cap contained in their packets. They have requested a more detailed re-cap from Eveready Electrical. Tabled until March.

Website Update. Tabled until March pending timeline from RedShift as to when it will be ready.

Phase 1 Painting. Tabled until March pending timeline from Sean Jiggins as to when the doors and decks will be finished.

Tennis Court Resurfacing. Tabled until March.

Email-“It’s an Emergency”. The Board reviewed the article from Berding & Weil on emergency emails.

Paving Bids. Tabled until March pending recommendations from Chuck Michaelis.

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, March 5, 2012 at 6:30 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 9:03 p.m.

WEBSITE INFORMATION REMINDER:

The web-site is currently down and we are working to get a new provider.

Name of Website: <http://canondelsol.litesites.info>

Password: surfandsun

IMPORTANT REMINDER!

SHUT YOUR WATER OFF WHEN LEAVING POLICY REMINDER:

Ernie reminds everyone to remember to 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.