

Canon del Sol Homeowners Association Inc

Board of Directors Meeting Minutes

July 11, 2022 4:00 PM

Meeting via Zoom

The meeting was called to order at 4:05 P.M. A quorum was established with 5 board members present. Notice was posted at the Clubhouse.

Bob Carpenter, Judy Mathews, Bruce Margon, Jesse Fielding and Colin Tierney were present. Representing the Board. Kane Silverberg, Tom Hewitt and Dianne Kingsbury were present from Anderson and Company. Dianne was appointed as the recording secretary from the outset of the meeting.

Homeowners present were Karen Mc Carty, Monna Lang, Toni Cabral, Marilyn Nussbaum, William Benevento and Vince Nowinski.

It was M/S Bruce/Colin to approve the meeting minutes of June 6, 2022 without corrections or additions. Motion carried 5/0.

The Board had received the financial statements for the period ending May 31, 2022 as prepared by Anderson and Company. Here is the report on the financial statements presented:

Financial reports for the 5-month period through May 31, 2022:

Balance Sheet Report – Total funds on deposit \$1,542,214.

Operating Fund Report – Revenue’s total \$164,026 Expenses \$127,482. Net Gain of \$36,544.

Reserve Fund Report- Revenue’s total \$102,859 Expenses \$38,687 Net Gain \$64,172

Delinquency Report -Several owners are delinquent on their account and management is working to resolve the issues.

It was M/S/P to approve the monthly reserve transfer per the 2022 budget.

ON SITE MANAGERS REPORT

Tom reported on several projects that were in progress or completed around the community:

Whitlow Concrete had made repairs at the steps to the tennis courts and the beach path.

A-1 Janitorial had completed a deep cleaning at the clubhouse and Tom reported that the clubhouse looks very good as a result.

Delta Glass had installed the door sweeps at the clubhouse at no charge.

The landscape committee had provided a plant list that has been given to Quilici Gardening for installation.

There were broken sprinkler pipes that had been dug up for repairs.

Bellows Plumbing was approved to inspect the sewer laterals on this and the project was in process.

PRESIDENT’S REPORT: Bob reported that his report would be covered under the old business agenda items.

COMMITTEE REPORTS:

Landscape Committee-Judy reported that the landscape committee would meet to discuss the next round of tree trimming as recommended on the tree inventory prepared by Lewis Tree Service.

OLD BUSINESS:

CSA5 Retaining Wall Update Proposal (Perkins Construction)-No update-
 Chimney Cap Inspection Update (Section B) Added to GB scope
 Street Signs Update-Green required at Sand Dollar/Seahorse- County price 3x ACO
 preparing package for final review-Dianne will look in the files to see if there is
 information on the status of the project and research that had been completed. Tom
 suggested that another sign at the corner of Pismo and Canon del Sol be installed for
 better visibility
 Keyless entry for Clubhouse Doors-equipment received, next step wiring for cameras and
 keypads
 Section B Painting/Siding project -GB Group under contract for scope definition-Scope
 received-Initial scope received. Tom and Bob will review the prepared scope and go back
 to GB Group with questions about deck repair and priority siding work.
 BOD Officer Election Process: Pre Ballot Notice and Certificate of Candidate
 Registration List-Time Line-Management will send the notice out by no later than July
 12, 2022
 Board Letter Cabral-Owner Correspondence update-ACO provided new counsel contact.
 The Board approved a budget of \$1500.00 for legal matters in this regard.
 HOA Sewer Lateral inspections plan/quote: ¾ complete
 Garbage can notice update. Management was directed to send correspondence to those
 members who continue to violate the rules.
 Tree – next phase update, and planned cost. The next phase of the tree trimming includes
 the priority 1 trees on the pathway to the tennis courts with a budget of \$2000-\$2500.
 Tennis Court Resurface-The Vintage resurfacing bid had been received. The Bayside
 Asphalt proposal is in process. The Board is exploring options for the installation of
 Pickle Ball Court and Bocci Ball.
 Review recent concerns and next step on revised Clubhouse Rules/Reservations: Judy
 had provided a copy of the clubhouse rules with recommended revisions. Management
 will send out the rules to the owners for a 30 day comment period prior to adoption at the
 Board meeting in September.

NEW BUSINESS

Upgrade Clubhouse capability to be Zoom “friendly” :Since the pandemic the Board has
 been conducting meeting virtually via Zoom. In an effort to provide an option to hold
 future meetings as a hybrid meeting i.e. in person with a ZOOM meeting option, the
 Board will review options. Management will contact their IT representative and ask for
 recommendations on the process for Board review.

WORK ORDER:

Management provided a report on work orders complete or in process for the Board
 review.

The meeting adjourned at 5:06 to Executive session to discuss disciplinary matters.

NEXT BOARD MEETING SCHEDULED TO BE HELD: August 1, 2022 4:00 PM

Minutes Approved

Jesse Fending-Secretary

