

Canon del Sol Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING MINUTES
February 7, 2022, 4:00 PM
MEETING HELD VIA VIDEO CONFERENCE

CALL MEETING TO ORDER:

The meeting was called to order at 4:11 P.M by President Bob Carpenter. 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 Carpenter, Judy Mathews, Colin Tierney, and Bruce Margon. Absent was Jesse Fielding.

OTHERS PRESENT:

Kane Silverberg and Dianne Kingsbury were present from Anderson and Company. Dianne served as the recording secretary from the outset of the meeting.

MINUTES:

It was M/S Bruce/Colin to approve the draft meeting minutes from January 3, 2022 without corrections or additions. Motion carried 4/0.

MANAGEMENT REPORTS:

Financial reports for the 12-month period through December 31, 2021:

Balance Sheet Report – Total funds on deposit \$1,474,670.

Operating Fund Report – Revenue's total \$399,085 Expenses \$314,780. Net Gain of \$85,136.

Reserve Fund Report – Revenue's total \$239,648. Capital Expenses total \$26,381 Net gain of \$213,267.

Delinquency Report-One homeowners is delinquent on the dues account. The matter is in probate.

ON-SITE MANAGER'S REPORT: Tom was unavailable to make a report. Bob reported that he had met with Tom throughout the month and kept apprised of the status of ongoing projects. Management will prepare a Work Order report so that the Board is current on the status of completion of work orders.

PRESIDENT'S REPORT:

Bob reported that the retaining wall project that was contracted with Perkins Construction is still in the permit process with the County.

COMMITTEE REPORT'S:

Landscape Committee: Repairs will include the path at the end of Santa Monica and to the Beach gate. Jady reported that the committee met and the projects that are being addressed are:

- A list of approved plants
- Ivy removal
- Landscaping process & timeline and potential for reimbursement for homeowners planting from the approved list

OLD BUSINESS:

CSA5 Retaining Wall Update Proposal (Perkins Construction) In Progress: Bob reported that this project is in the County Permit process.

Chimney Cap Inspection Update (Section B): Tom is working with Chimney Cricket on this project

Street Signs Update : The Board will work with management to select street signage

Proposal to replace Clubhouse- Doors-Delta Glass-Revised: The revised contract was approved. Dianne will work with Bob.

Solar Project Update -2nd deposit sent: nothing to report

Section B painting project schedule: Bob, Tom and Management will work together to move this project forward with a targeted completion date of July 1, 2022

NEW BUSINESS:

- A. Annual Meeting Date, Venue, Nomination Committee, election chair (if needed) Election process timeline: The meeting will be scheduled for late March or early April on a Saturday via Zoom.
- B. Board response letter to expansion request of 467 CDS: to date no correspondence had been received.

WORK ORDERS:

- C. 461 CDS Ledger Board on back deck-No update
- D. 455 CDS Fascia Board behind gutter near back deck: No update
- E. Chimney Repair 288 Pismo-Chimney Cricket had submitted a proposal for this repair and the work has been scheduled.
- F. Roof Leak at 485 CDS: The roof leak had been repaired and the drywall in the unit needs to be repaired.
- G. Replace concrete stairs at tennis court: Management was directed to contact Whitlow concrete to bid this project.

NEXT MEETING SCHEDULED TO BE HELD MARCH 7, 2022

There being no further business to bring before the Board the meeting was adjourned at 4:59 P.M.