

CANON DEL SOL HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

April 5, 2021 at 4:00 p.m.

Meeting held via Video Conference – Notice sent to all Owners and Posted.

CALL TO ORDER:

The meeting was called to order at approximately 4:02 p.m. by 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, Jesse Fielding, Bruce Margon, Judy Mathews, and Colin Tierney.

OTHERS PRESENT:

Nate Summer and Kim Albin from the Management Company. Kim served as the recording secretary appointed at the outset of the Meeting.

MINUTES:

Draft Minutes from the Board of Directors Meeting held on March 8, 2021 were reviewed and amendments proposed. A motion was Made, Seconded Passed, and approved as amended. MSP 5/0.

FINANCIAL REPORTS:

Financial reports for the 12-month period through February 28, 2021:

Balance Sheet Report – Total funds on deposit \$1,203,884.

Operating Fund Report – Revenues total \$66,627. Expenses \$49,938. Net Gain of \$16,688.

Reserve Fund Report – Revenues total \$40,209. Capital Expenses total \$-0-. Net gain of \$40,209.

Aged Receivables Report- All are current.

ON-SITE MANAGERS REPORT:

Tom Hewett presented verbal report about the needed irrigation repairs and that Quilici was in process in making those repairs. Toilet leaks in clubhouse were repaired as well.

PRESIDENTS REPORT:

President Bob Carpenter reported that he has been in contact with the County about the failed retaining wall located at the County water treatment plant. Bob also reported that we might be able to just make the needed repairs to the fence, not replace. Bids will be obtained by Anderson for those repairs.

OLD BUSINESS

A. Tree Pruning Proposal- Review:

Anderson & Company will schedule President Bob and Lewis Trees to meet and go over the high priority trees.

B. Gutter Repair Proposal (244 Pismo):

The Board asked ACO to obtain an additional proposal to further review. Tabled till the next Board meeting.

C. Wood Door Replacement Proposals (461 Oyster): Board President Bob would like to look further into the replacement of what the HOA had paid towards the cost of a prior wood door before deciding. Tabled till the next Board meeting.

NEW BUSINESS:

A. Discuss Opening Date for the Pool & Hot Tub: President Bob informed ACO that the pool and hot tub opened on March 26th. Board asked ACO to post the 2021 Temporary Pool Rules on the Canon Del Sol website.

B. Appoint Inspector of Election: Monna Lang was appointed as Inspector of Election for the 2021 Election.

HOMEOWNERS FROM THE FLOOR: A homeowner brought up concerns of what he believes is erosion of property belonging to the State Park.

A homeowner brought up concerns pertaining to the overgrown eucalyptus grove. Board will investigate this further.

MEETING ADJOURNED:

There being no further business to bring before the Association's Board of Directors, the meeting was adjourned at approximately 5:00 p.m.

***** IMPORTANT REMINDER *****

EMERGENCY CONTACTS

CANON DEL SOL OFFICE	(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.