

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

June 6, 2016 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, Jesse Fielding, Mary Ann Herlihy and Paul Van Hoorickx.

Absent: Colin Tierney.

OTHERS PRESENT:

Nate Summer & Michele Suttora, from the Management Company, Michele serves as the recording secretary appointed at the outset of the Meeting. Also present Scott Thomas, who serves as the Association's On-Site Manager.

Homeowners Present: Randy & LaDonna Batterson, Kelly Haskell and her contractor Frank Anowitzbehere, Margaret Cardiel, and Dalene Obata.

MINUTES:

Minutes from the Board of Directors Meeting held on May 2, 2016 were approved as presented.

FINANCIAL REPORTS:

Financial reports for the 4 month period through April 30, 2016:

Balance Sheet Report. Total funds on deposit \$1,089,073.

Operating Fund Report. Revenues total \$114,838. Expenses total \$95,084. Net change +\$19,754.

Reserve Fund Report. Revenues total \$74,387. Capital repairs total \$20,409. Net change +\$53,978.

Aged Receivable Report. All members are current with six exceptions. Six owners are one month or less past due. Twenty One owners are prepaid.

HOMEOWNERS FROM THE FLOOR:

Margaret Cardiel and Dalene Obata advised the Board regarding teenagers being roudy in the pool area and parties and trash issues at a unit on Pismo.

ON-SITE MANAGERS REPORT:

Scott Thomas reported to Directors, in a written report, on items for the current period ending May 31, 2016. A copy of the report is made a part of these Meeting Minutes.

RECAP OF WORK ORDERS AND CORRESPONDENCE:

Michele recapped work order requests and correspondence.

NEW WORK REQUESTS:

Research rates for telephone, cable, and garbage.

LANDSCAPE COMMITTEE:

Scott and Henry are identifying and prioritizing areas that need the landscaping updated. A motion was made to hire landscape architect NTE \$1,000 for various areas within Canon del Sol, seconded, and passed unanimously.

The Board reviewed an email from Diane Lehmann regarding landscaping near 413 Canon del Sol.

ARCHITECTURAL COMMITTEE:

373 Clamshell – Window and Sliding glass door replacement and addition. A motion was made to approve the application pending neighborhood review, seconded, and passed unanimously. A copy of the changes are made a part of these minutes.

297 Canon del Sol – Interior and Exterior Changes. A motion was made to approve the changes pending neighborhood review and coming to an agreement with the neighbors at 291 Canon del Sol regarding the extended interior footprint at far left corner, new plans to be submitted after agreement reached, seconded, and passed unanimously, Henry abstained. A copy of the written changes are made a part of these minutes.

361 Clamshell – Tankless Water Heater. A motion was made to approve the installation of a tankless water heater in the garage with a ½ inch drain pipe to exit through the exterior wall, seconded, and passed unanimously.

SOCIAL:

The next social event will July 3, 2016.

OLD BUSINESS

Review Policies & Practices. Tabled.

NEW BUSINESS

Capital Improvement Projects. Tabled.

Gutter Replace/Repair Section B. A motion was made to accept the proposal from Guys Gutters in the amount of 5,487, seconded, and passed unanimously. Repairs to be done before the painting.

Flat Roof Repair – 260-272 Canon del Sol. A motion was made to accept the proposal from Daddario Roofing in the amount of \$6,070 for roof repairs, seconded, and passed unanimously.

Earthquake Insurance Overview. Tabled.

PG&E Rates. PG&E is discontinuing its current rate plans and has presented to its customers its rate plans going forward, included that recommended for Canon del Sol. Michele reported that the plans had been reviewed and the one recommended for Canon del Sol was the best for it.

NEXT MEETING DATE CONFIRMED:

Directors confirmed that they will meet next on Monday, July 11, 2016 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 7:30 p.m. and to adjourn to Executive Session.

B. Closed Executive Session.

Session was called to order at 7:30P.M. to discuss legal matters.

C. Adjournment

Directors adjourned the closed executive session at 7:45 P.M. by a unanimous vote for a motion to adjourn. MSP.

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.