

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

June 3, 2019 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 Mary Ann Herlihy. 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

Mary Ann Herlihy, Jesse Fielding, Bruce Margon and Bob Carpenter

OTHERS PRESENT

Scott Thomas, who serves as the Association's On-Site Manager and 3 homeowners; Monna Lang, Pat Vance and John Mello.

MINUTES

Minutes from the Board of Directors Meeting held on May 6, 2019 were discussed and deferred to for approval at next meeting. Changes were requested to include names of attendees vs listing as home owners. Pros, and Cons of this approach were discussed.

FINANCIAL REPORTS

Deferred to next meeting

ON-SITE MANAGERS REPORT

Scott Thomas reported to Directors, in a verbal report. Written report to be submitted, and available as part of these Final Meeting Minutes.

PRESIDENTS REPORT

Not provided.

RECAP OF WORK ORDERS AND CORRESPONDENCE

The Board reviewed work orders included in their packet. Review of wording of WO 1744 requested by Bruce. Bruce, Scott and Anderson will review, and proceed.

NEW WORK REQUEST

None

LANDSCAPE COMMITTEE

No report

ARCHITECTURAL COMMITTEE

No report

SOCIAL

Pat, and John requested funds for the 4th of July gathering, the board approved the request for \$350 which is the same amount as last year.

OLD BUSINESS

- A-Seal Coating- after reviewing additional bids required to include guest parking, and addition preparation to insure longevity of parking areas
- B-Short-term rental policy- Deferred to executive session.
- Short-term rental policy – The board reviewed comment received from owner.
Tabled
pending further advise from counsel.
- C- Emergency Response Plan – Monna shared documents obtained while attending a CERT training meeting, Mary Ann included the quotes for camera system, and itemized list of ARC items in the director meeting packet(This information was done at various times during the meeting)
- D - Insurance update. _ deferred to July, and Anderson update.

- E- picket fence- one bid received, and additional bids required. Scott to obtain option that might bring down cost.
- F- Club House remodel. Motion made by Bob, and Seconded. to approve spending of the reverse funding of 44K on cosmetic refresh of interior of clubhouse. Discussion included a prioritized action list and obtaining multiple bids. Target of November completion. Motion passed
- H -Pool Rules- Anderson to review current signs and suggest possible updates that meet all regulatory requirements.
- I - Reserve projects- no update
- J- Power Washing - Board agreed that pressure washing of driveways and walkways should be done. Scott is to obtain bid for the addition of pressure washing of all common areas.
- K Tree Trimming- Board discuss current work process and agreed that the process works.

NEW BUSINESS

- A.** Video Surveillance Systems
- B.** ARK inventory
- C.** Clubhouse solar - Bob agreed to review with solar companies as new options are available to group multiple service meters under. This could allow construction of a solar system that would be on the clubhouse, but serve our power needs for our other 3 locations of lighting, irrigation, and pool all on separate services with their own meters.

HOMEOWNERS FROM THE FLOOR

Monna discussed CERT training and documents provided. Also asked about dead Euc. clean-up at SE corner of CDS. Eucs are on Parks land.

NEXT MEETING DATE CONFIRMED

Directors Meeting – July1, 2019 at 6:00 pm at the CDS Clubhouse

ADJOURNMENT TO EXECUTIVE SESSION

The board adjourned to Executive Session at 7:20 to discuss short term rentals.

MEETING RECONVIENED & ADJOURNED

The board reconvened at approximately 7:30.

There being no further business to bring before the Association's Board of Directors, the meeting was adjourned at approximately 7:30 p.m.

EMERGENCY CONTACTS

SCOTT THOMAS, ONSITE MANAGER ANDERSON & COMPANY
FIRST ALARM

(831) 722-4048 (831) 688-1090 (831) 684-1111

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

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.