

CANON DEL SOL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

November 20, 2012 at 5:00 pm

A special meeting of the Board of Directors of the Canon del Sol Homeowners Association was held on November 20, 2012 at the CDS Clubhouse, 400 Abalone Drive, La Selva Beach, California commencing. At 5pm. Pursuant to the Bylaws of the Association, written notice of the meeting was given by mail to each Director and posted at a prominent place within the common area of the Association within the specified time requirements.

The meeting was called to order by the President of the Association. All acting directors of the Association, to wit, Bob Fennell, Jesse Fielding, Howard Kalt and Henry Bose were present at the meeting. Also present was Scott Thomas who serves as the Association's On-Site Manager.

A copy of a draft of the Reserve Study being prepared by John D. Beatty & Company for the Association and drafts of a proposed Operating Budget and a proposed Reserve Plan for 2013 were presented to the meeting. Copies of these documents are attached hereto. After discussion, upon motion duly made and seconded, the Board unanimously adopted and approved (1) the proposed Operating Plan for 2013 as presented, and (2) the proposed Reserve Plan as presented both adjusted so that reserve funding for 2013 is at that amount which results from a 5% reduction in overall annual assessments from members for 2013.

There being no further business to come before the meeting the meeting was adjourned at 8pm.