

SAND DOLLAR BEACH

Regular Board Meeting Minutes

08/22/18

Location: De Camara Management, 9011-A Soquel Drive, Aptos, CA 95003

President Jerry Moore called the meeting to order at 11:00 a.m.

Board Members

Jerry Moore
Zonia Waldon
Cynthia Haines
Tim Vest
Jed Pitera

Homeowners

Brent Tucker
Whitney Denson
Francisco Jimenez
Janice Jimenez
Susan Dee Cummins

Management

Al De Camara
Wendy Hernandez

It was m/s Tim/Cynthia to approve the consent calendar which included the amendment of the 06/06/18, review of the July 31, 2018 bank statements, bank reconciliations, and financial statements as prepared by De Camara Management, Inc. in accordance with Civil Code Section 5500 and a resolution to record a lien on properties that are 90 days or more delinquent. Motion carried 5/0.

FINANCIAL REVIEW: Jed reported that he met with Management in order to make the necessary adjustments and or corrections to the 2018 budget due to the changes made to the financial chart of accounts and creation of new expense accounts. Some accounts were deleted from the chart of accounts such as the Landscaping supplies and Water accounts which were originally part of the 2018 budget. Jed additionally reported that he has thoroughly reviewed the complete list of the chart accounts which he will be sending to the rest of the board members via email. Jed also pointed out that there are a few accounts that are over budget such as the Annual meeting expenses account and that necessary adjustments need to be made when budgeting for 2019 Budget. He pointed out that a budget needs to be considered to allocate for the Area A Restoration based on what the Board plans to do with the area and budget for any legal fees in case there is a litigation and additional money for any planting of the area. He also reported that Management will meet with Brent Tucker and Jerry Moore to prepare the first draft of the 2019 Budget.

It was m/s Zonia/Tim to split the funds and that Class A will reimburse Class B for 50% of the amount on Current Asset – Chart of accounts 4050 – Due to (from) Class B. Motion did not carry 2/3. Jerry Moore will investigate further the allocated amounts for each Class and will report for the next meeting.

COMMITTEE REPORTS

TOWNHOUSE: Brent Tucker reported that the Committee held a very productive meeting and Building 3 is moving slowly but moving forward and have made progress. Brent also reported the cost of Building 1 and 2 should be determined and focus on Building 3, suggesting that the costs of Building 3 should be anticipated. Once these costs have been calculated, they need to be considered in order to decide whether to raise the monthly assessment for 2019 or pass a special

assessment. Brent also reported that Zonia's deck repairs have been completed and the total cost was about \$61,000.

ARCHITECTURAL: It was m/s Tim/Cynthia to approve the architectural application as listed below. Motion carried 5/0.

- Lot 38, 570 Sand Dollar Lane: window replacement

It was m/s Jed/Tim to approve the architectural application as listed below. Motion carried 4/0

- Lot 4, 490 Sea Horse Drive: garage door replacement.
- It was unanimous decision to deny the architectural application for deck extension for Lot 3, 480 Sea Horse Drive. Management was directed to send a denial letter response stating that the application was denied and that the deck extension or a post supported deck is in violation of the association's CC&R's.

LANDSCAPE: Cynthia shared the results from the survey regarding having a community garden within the HOA. General sense was that there is no objection in having a community garden but results also indicated that they are not willing to pay for the upkeep and maintenance.

FACILITIES REPORT: Jerry reported that the County came in to paint the metal railings coming from the south stairs.

WEBSITE REPORT: No report except a few homeowners emailing Cynthia to request the user id and password for the website.

OFFICERS REPORT: Jerry provided a brief report and indicated that the annual meeting for the Sand Dollar Beach HOA will be scheduled for January 26, 2019 (tentatively) and will be held at the Seascape Golf Resort.

MEDIAN UPDATE: Jerry reported that phase one for the median has started at a cost of approximately \$20,000.00. Such cost will be split between both Canon del Sol and Sand Dollar Beach HOA's and the cost includes the cleaning of the median and grinding the stumps. Jerry also reported that the grinding is going deeper so it can level the property in preparation of phase two. It was also reported that there was a breakthrough with farmers and they are supplying water and are willing to pay almost half of the cost of water which will happen in phase 2. It was m/s Cynthia/Tim that fabric is installed and add mulch to the land in order to control weeds in the median. Jerry also reported that the second phase includes planting in the median. The Board requested that the long term of supply water for the irrigation of the median is negotiated and reviewed every 5 years.

ACTION ITEMS UPDATE: Jerry reported that almost all action items have been completed to date by the Board and Management for the 06/06/2018 board meeting. There are still 3 action items pending from Administrative section. Management was directed to complete action items pending from 06/06/2018 meeting.

NEW BUSINESS

BEACH FLOODLIGHT: Item tabled to be included on the next meeting agenda.

AREA A RESTORATION UPDATE: Jerry reported that the case has been turned over to the attorney including the arborist report, the restoration estimates and sheriff's report witnesses. The attorney will draft letter which will be sent to the Board President. Once received, the letter will be reviewed by the Board President and determine if they want to make any changes to the letter.

4TH OF JULY WRAP UP, NOISE LIGHTS AND RULES UPDATE: Item tabled to be included on the next meeting agenda

SITE OBSERVATIONS UPDATE: Item tabled to be included on the next meeting agenda

SET NEXT MEETING DATE: The next board meeting (Class B) is scheduled for October 19, 2018 at 11:00 a.m. and will be held at the offices of De Camara Management located at 9011-A Soquel Drive in Aptos, CA. The Class A, Townhouse Committee meeting to precede at 10:00 a.m. This will be their budget meeting.

NEWSLETTER ITEMS: No items at this time.

HOMEOWNER FORUM: No discussion.

It was m/s Tim/Zonia to adjourn the meeting at 12:09 p.m. During executive session no proposals were approved.