

Sand Dollar Beach Homeowners Association

Board Meeting Friday 7.8.11
Aptos Community United Methodist Church
221 Thunderbird Drive, Aptos, Ca 95003

Board members present: Bill Priest, Jennifer Granath George Sousasr, Whitney Denson, and Matt Dobbins

Also present: Harold Lucht, Terry Dager, Pat Emmons, John Linkletter, Claire Hildreth, Ginny Lebacqz, Dave Mack, Maren Otieno, Randall Harris

Minutes of 6.10.11 approved with changes

President's Report: Bill Priest

The sewer project is complete
Slurry seal to be applied
Great 4th of July; many people, no problems
Great weekend, no negative report

Treasurer's Report: Jennifer Granath

June financials not in; have financials through May
Administration costs 30% over last year
Landscaping on budget
Possible delinquency; will follow up

Committee Reports:

Facilities Committee John Linkletter:

Sewer is done; slurry and stripping
There is still a brick retaining wall where the shed was
Walk through with the County will happen soon
Right on budget; the 20K extra work for contractors-used up
John, Harold and Bill all worked together to help make the project successful
To do: remove retaining wall and fix loose stair

ARC Report: Maren Otieno

Lot #12: Modifications to previously approved major remodel
Approved subject to verification the fire pit is on property and permitted
Motion was made, seconded and carried
Randall Harris, arrived at meeting and confirmed the fire pit was on property and permitted
Move to amend our approval; motion made, seconded and carried-approved

Lot #85 Modifications to application submitted at last HOA Meeting. All modifications to the downhill side yard have been Eliminated
Motion was made, seconded and carried-approved

Townhouse Committee-Zonia Waldon:

Whitney Denson presented report in Zonia Waldon's absence:

Permit for staircase replacement is still pending

Scope of work is being developed of exterior painting-painting will be scheduled for this Fall.

Owners of Lot 58 reported car alarm went off, it appeared someone had tried to break in.

Fourth of July - fewer people on the beach. Park rangers & Sheriff put out pit fires and cleared beach by 10:30 PM

Some owners have complained about the new gate policy-encouraged them to attend Board meetings.

Met with John Linkletter to discuss pending work between Buildings 2&3-was assured the County would take care of all clean up and removal of asbestos pipe.

Also, some touch up painting will be needed-

Attended Echo meeting in Santa Clara - excellent -worth spending the full day.

Landscaping Committee-Ginny Lebacqz:

Meeting Saturday, 7.9.11 at Ginny Lebacqz's house

Area G, D&E has some damage from sewer work

Area G in need of some repairs; Pine tree may have to come out (behind 87)

Lots 84, 85 and 86 may need some assistance that is not budgeted, to comoflounge the water treatment area

John Linkletter will find out if the county is responsible?

Extra protection for the sprinklers was needed

Security Committee-Harold Lucht:

The 4th of July was filled with much activity:

1st Alarm and the sheriff were confiscating alcohol and fireworks

1st alarm keeping people off the path was discussed; some thought they were, some not

Cars were parked all the way down Sand Dollar Drive-people had to be turned away

The lights on the stairs were out

Someone reported sparklers on deck

State Park officers handed out tickets for fireworks

The next day, volunteers and the Park rangers cleaned the beach

New gate code policy:

Some have told Harold that it is helping

Kendall and Potter have ordered 24 new gate fobs, they have 45 total

Each key will have to be programmed individually if we run out of space

We have 100 max left and will need to find out which keys are active

The County has 2 keys

Harold Lucht and Claire Hldreth have put much work into this

Parking:

Harold Lucht mentioned that KOA might be sending people to Manresa and they end up at Sand Dollar by mistake, and we might be camp ground overflow parking?

Road closures in other beach areas may have sent beach goers to Sand Dollar; talk to Ellen Priere to avoid this in the future

Harold Lucht is looking into parking restrictions above the gate (6a-10p); to stop late night drinking on the beach and sleeping under the Townhouses

Site Manager Community Update-Claire Hildreth:

500 Sand Dollar Drive has new owners: Marvin and June Wexler

Rules Study Committee-Pat Emmons

There has been much work done, and much to do

Bill Priest very informative liaison to committee

Dave Mack discussed the tough road ahead; complications may arise

Pat Emmons discussed the documents she sent to the Board prior to the meeting as a first draft-rules listed

For instance Maren Otieno is going to redraft the ARC application and separate Landscaping and ARC-easier for everyone

Clarity going in; entire community held to standard

We used to have "standard letters" that were sent to landscaping violators, but was discontinued when the Landscaping committee thought it should be up to the Board, so neighbors weren't telling on neighbors

Possible options: Management Company or 1st Alarm patrol properties

Matt Dobbins was reviewing new management companies but will hold off until the Rules Study Committee presentation

Making the walkway more private was discussed. It is a privacy issue and Pat Emmons thinks there is more traffic. Harold Lucht will look into cost for a camera and VCR to identify repeat offenders.

Meeting adjourned at 11:20am

The next Board Meeting will be held on September 14, 2011 at 10am
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