

Sand Dollar Beach Homeowners Association

Board Meeting Friday, October 7, 2011
Aptos Community United Methodist Church
221 Thunderbird Drive, Aptos, Ca 95003

Board members present: William Priest, Jennifer Granath, George Sousasr and Whitney Denson

Also present: Claire Hlldreth, Maren Otieno, Gene Ciabattari, Mary Ann Basler, Terry Dager, Pat Emmons and Mike and Suzanne Yramategui

Minutes of September 14, 2011 approved

President's Report: Bill Priest

Claire is retiring-kudos for all the hard work, you will be missed-THANK YOU!
Clean up of the median on Sunday, October 9th @ 8am

Treasurer's Report: Jennifer Granath

Diane from Shoreline Property Management was present to discuss 2012 budget
Changed the phone/intercom to flat rate
Defer increase in gate fee
No assessment increase
Reserve as per Avalar from 77K to 66K
No need to increase: level funding, with no specific obstacles
There was discussion of the line item to revise governing documents and the possibility if unused could be transferred to the reserve
Jennifer will continue to work with Diane on the budget to have it for our November meeting

Committee Reports:

Facilities Committee John Linkletter:

Working on Area B; waiting on bid
No update on retaining wall

ARC Report: Maren Otieno

- Lot #43-extend existing front wall and install pavers between wall and street-ARC requested more information on drainage and resubmit with new information-agenized for November
- Lot #85-no recommendation from ARC as application still needs more information
- Lot #48-ARC still needs more information

Maren is investigating the roof that is being installed to make sure they are using the proper materials

Townhouse Committee-Zonia Waldon:

Zonia is waiting on scope of work to obtain bids for staircase project
2012 Budget will have 20% increase in reserve budget and nominal increase to operating budget
painting of exterior mid October and will take 3-4 weeks depending on weather

Landscaping Committee-Ginny Lebacqz:

Report to be given at next meeting

Security Committee-Harold Lucht:

Not present

Site Manager Community Update-Claire Hildreth:

807 Sand Dollar has new owners Tim and Caroline Vest

Rules Study Committee-Pat Emmons

Pat discussed how the process started and the reasons for the committee and Rules versus the CC&R's

Unique community ,gated and non-gated and a need for a more user friendly document

Much discussion regarding certain rules and their interaction with the CC&R's

Particular discussion ensued regarding ARC Standards; i.e. landscaping should be separate

A motion was made to dump the rules and was seconded; two opposed.

Pat will address items discussed at the meeting: pull out ARC, separate landscaping, and remove repeats of the CC&R's

The Board will get a revision with comments one week before the next meeting

The fines and enforcement document was presented and a motion was made to send to homeowners for their comments; was seconded and unanimously passed

A final document to standardize committees was also presented: a motion to table was made, seconded and passed unanimously

Website:

Discussion ensued regarding website content, specially rental properties, which were included as informational only

It was also noted that the minutes have to be more up to date as well as the ARC information

Bill and Cynthia will work on the website content and future direction

The next Board Meeting will be held on November18, 2011 at 10am

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