

Sand Dollar Beach Homeowners Association

Board Meeting Wednesday, September 14, 2011
Aptos Community United Methodist Church
221 Thunderbird Drive, Aptos, Ca 95003

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

Also present: Harold Lucht, Terry Dager, John Linkletter, Claire Hildreth, Maren Otieno, Gene Ciabattari, Mary Ann Basler, John Carvalho, Zonia Waldon, Tammie Donelly

Minutes of 7.8.2011 approved

President's Report: Bill Priest

Bill was absent and no report was given

Treasurer's Report: Jennifer Granath

Budget looks good; some over and some under, so all evens out-looks good
We will discuss the 2012 budget in October. Will plan to send out around Thanksgiving, so it can go out to all homeowners in time for the Annual meeting in January

Committee Reports:

Facilities Committee John Linkletter:

Area B is moving forward as per the report that was approved by the Board
There will be a walk through of the area Friday, September 16, 2011
The reserve study is complete
John posed the question of power washing the public stairways and the effects were discussed: cuts into the grain and the stripes will have to be repainted-it was decided not to
The sand overtaking the stairs was also mentioned and will have to be addressed
The South stair retaining wall was to be redone and John Carvahlo submitted a bid(containing 2 options for I beams: steel v. wood)-this would be discussed at our next meeting
Sweeping Sand Dollar Lane was discussed as black bits left over after the slurry seal seem to be making there way into homes, it was decided that this will probably take care of itself over time

ARC Report: Maren Otieno

Maren discussed ARC Standards Revision: some that are being addressed and some that are a work in progress: she presented a new application but isn't sure about redoing the content-her primary focus was to make it easier to apply with more information by improving the application
She has made it easier to print the application without having to actually print the instructions
A motion to approve this new process was mad, seconded and carried

Additionally it was recommended that a formal letter from the Board accompany the application and they be mailed back to the party applying reiterating that the approval

is NOT a substitute for a permit from the County. It will also contain the same verbiage that is on the application

A motion to approve this new process was made, seconded and carried

The color palette will now be available on the web for color reference

Satellite dishes continue to be problematic; size and location cannot be determined on the application and have to be determined when the installer comes out

When the revisions are completed like all change of rules they will have to be voted on by the HOA and sent out to all homeowners with 30 days to reply

It was discussed that the revisions include language specific to townhouses-Maren and Zonia will work on this together

Maren is going to go back to Pat Emmons on ARC standards after incorporating Jennifer and townhouse comments

Landscaping application is still a work in progress and although Maren tried to streamline that process as well, it will need more involvement from the Landscaping committee

Maren presented issues with the web site: she proposed removing "properties for sale" and "vacation rentals". These issues will be brought up with the web site coordinator and will be a discussion at a later date and the next Board Meeting

It was also brought up that homes "sold" prices might not be appropriate and should be removed as well as phone numbers in front of the firewall

We will remove phone numbers as well as homes sold prices

A motion was made, seconded and carried

Whitney agreed to contact the website coordinator, Cynthia to take care of this

Townhouse Lots 56-74 Painting-approved

Lot #40 Replace/Add/Remove windows, replace siding and paint-approved

Lot #41 Replace deck rails-approved

Lot #85 Construction without application on downhill side yard.

This issue involves a property line dispute

Much discussion ensued regarding this situation: property line and not adhering to ARC approvals

Their application was denied in May but the work went forward anyway

They did not put in a shower, but have a hose with hot water-does that constitute a shower?

They need to submit a new application with work that has been completed and the property line dispute is between homeowners and should be resolved ASAP

It was also determined that the Board will send a letter regarding the work that was done without approval and what were they permitted for?

Lot #43 Add new deck rail-approved and extend front yard wall-declined due to variance for pipes; agreed to extension of stucco wall but denied concrete slab

Lot #47 Complaint

This complaint was in regards to a neighbor concerned about the house having proper drainage as well as the house in need of new paint

Maren was unsure if this was an ARC issue

Matt will look into possible CC&R violations and if there are will send a letter with the Boards approval. Otherwise this might be an issue for the County

Lot #12 deck paint color-**approved**

Townhouse Committee-Zonia Waldon:

The color scheme was chosen and approved by the ARC

Mike Sasso is overseeing the staircase project

Materials for the new decks are in discussion: redwood v. composition (trex)

Zonia is still waiting on bids for the staircase project

A renter was interested in renting a mailbox and it was decided that mailboxes are for owners only

Zonia will not be able to attend meetings in October and November

There were three late payments and charges that Shoreline collected

The 2012 budget will have a 20% increase in the operating budget, and not increase the reserve budget-175K in reserve at the moment

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Landscaping Committee-Ginny Lebacqz:

Given by Whitney in Ginny's absence.

Mike and I have talked about the cost of the new railroad ties along Sand Dollar Drive. At the last board meeting, it was decided that Mike would submit a bid and then

Landscaping and Facilities would figure out who would pay what.

Now that we are near the Sept. 1 budget deadline, we are looking our expenses over and find that we can handle it in our landscaping budget, so no worries there.

Just wanted you to know.....he will do only the upper ones that are meant to prevent water runoff.....about 15 of the 22 total.

Security Committee-Harold Lucht:

The gate key situation is under control thanks to Claire who contacted all gate key holders to find out how many keys are actually working.

The camera and VCR for the path is on hold as we would need a phone line and isn't sure if it would help anyway

Not pursuing the above gate parking situation

Site Manager Community Update-Claire Hildreth:

807 Sand Dollar has new owners Tim and Caroline Vest

Rules Study Committee-Pat Emmons

Mary Ann presented proposed rule(s) regarding use of common areas; a thorough examination of the pros and cons; and it was decided that we would use Rule #51"

Special events or social gatherings by a homeowner and guests on any of the Common Areas must have prior authorization from the Board."

Motion made, seconded and carried

Tammie Donelly spoke about the new PG&E smart meters and her negative experience with them. She alerted homeowners that if they want they can be on the "delay" list to avoid having the meters installed for the time being

The next Board Meeting will be held on October 7, 2011 at 10am
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