SAND DOLLAR BEACH

Regular Board Meeting Minutes 04/20/17

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

President Jerry Moore called the meeting to order at 9:44AM. Borad members present were Cynthia Haines, Tim Vest, Zonia Waldon, and Jed Pitera. Homeowners present were John Pinheiro, Vicki Lorenzi, and Barbara Prati. Tasha Parmelee was present from De Camara Management Inc.

It was m/s Zonia/Jed to approve the consent calendar which included the minutes of 2/9/17, review of the 3/31/17 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.

COMMITTEE REPORTS AND APPOINTMENTS

LANDSCAPE: Vicki requested that a small fence be installed by Mike Driscoll up on Linda Vista around the area where cars park in the landscape. It was m/s Zonia/Tim to approve this request. Motion carried 5/0. Additionally, Vicki informed the board that the landscape committee explored the ideas of painting some of the utility boxes as a neighborhood painting contest. The committee wanted to obtain the board's approval before pursuing any county or utility company approvals. It was m/s Zonia/Jed to approve this request. Motion carried 5/0.

Barbara reported that there are issues with erosion due to possible drainage issues on some of the lots. The board authorized the committee to speak with John Wallace to obtain their professional opinion.

ARCHITECTURAL
Lot 3, 480SHD- fence replacement: It was m/s Jed/Zonia to approve this request with the condition that the owner sign the document. Motion carried 5/0.

Lot 5, 494SHD- landscape upgrades (revision): It was m/s Jed/Zonia to approve this request. Motion carried 5/0.

Lot 16, 555SHD- replacement of storage room doors: It was m/s Tim/Zonia to approve this request. Motion carried 5/0.

GOVERNING DOCUMENTS: Will be discussed at the end of the meeting.

TOWNHOUSE: John Pinheiro reported there were three topics the committee is handling.

I. Stair project: A new land use planner has been engaged and engineers John Wallace, who will work on the "wave" study and Adrian Garner will be working with the county
II. Termite: Clarificiation responsibility in the CC&Rs with the attorney will be addressed
III. Deck settlement – Dale to provide a proposal.

MEDIAN UPDATE: Canyon Del Sol is working with a contractor to provide a cost to manage the project and obtain bids for work in the median. Weeding was done on and there is still a concern with how to irrigate the medians. The South Side farmer agreed to provide water so that idea is being explored.

FACILITIES County was engaged to replace the railings on the public stairs, however they have been painted to extend the life of the rails. PG&E fixed some areas, but Jerry is still working on making sure PG&E and Comcast make repairs to some of their utility boxes. The retaining wall will be something to discuss at budget time.

ACTION ITEMS UPDATE: All items from last meeting have been completed.

NEW BUSINESS

SET NEXT MEETING DATE: The next meeting is scheduled for June 22, 2017 at 10AM, townhome meeting to precede at 8:30AM.

AGENDA ITEMS FOR NEXT MEETING: Zonia requested lot 59, stairs and fence be added to the agenda – standard agenda.

NEWSLETTER ITEMS: Barbara requested that something about the painting contest. Management requested the language be provided to be inserted. Save the date for the 4th of July party. Jed to provide details to management. Meeting dates.

OFFICERS REPORT: Treasurer Zonia reported that she visiting Lighthouse Bank and had the correct interest rate applied and that it matures on 6/8/17. The board unanimously agreed to let it roll over.

GOVERNING DOCUMENTS: Zonia presented questions and comments on various sections of the Bylaws and CC&Rs. After discussion, the agreed upon change was to section 8.01(i) of the CC&Rs from “committee” to “board”. Additionally, the townhomes submitted comments for the attorney. John and Jerry will gather the changes and comments and submit to the attorney for one last revision. It was m/s Jed/Tim to approve the governing documents with these last changes for dissemination to the membership. Motion carried 5/0.