

Sand Dollar Beach Homeowners Association

Board Meeting Monday, April 23, 2012
Jennifer Granath's House
540 Sea Horse Dr. La Selva Beach, Ca 95076

Board members present: Whitney Denson, Jennifer Granath, Anne Greiner and Bob Scarpitto

Also present: John Linkletter, Zonia Waldon, Harold Lucht

Minutes of February 27, 2012 approved with changes

President's Report: Jennifer Granath

Spoke about the Executive session; nominating the security committee. It was determined that a paid employee cannot be a voting member of a committee

Treasurer's Report: Anne Greiner

Awaiting annual report; should be out to homeowners by April 30th. Board awaiting report for approval
Keeping a close eye on Attorney fees

Committee Reports:

Facilities Committee John Linkletter:

The retaining wall at the bottom of public stairs has dry rot and Carvahlo Construction is working with John on this. John Linkletter is going to talk to County about possibly adding posts to fix the dry rot, getting their approval with out a permit. The money for this project was allocated last year.

The median weeds are under control because of all the previous years work; clean up this year will be minimal.

The public stairs have visible wear, possibly due to equipment used in the sewer replacement, John is going to talk to the County about this.

John is going to have Mike Saso bid on the stairs and retaining wall with a permit for the next meeting.

The South stairs are scheduled to be replaced in 25 years and the North in 10 years

ARC Report: Maren Ofieno

Lot #14-Repair siding and deck, replacing like with like-**approved**

Lot #32-painting, replacing like with like-**approved**

Lot #48-official update regarding common area-a deck can encroach on the common area; as per the county

Townhouse Committee-Zonia Waldon:

"Experienced unexpected insurance issues that were deemed unreasonable for sun contractors

Mike Saso OK'd to work with HOAs.

Must get insurance vendor packet to Shoreline Property Management Co. prior to signing contracts. They will make sure contractors; including subcontractors are covered to work for common interest developments.

The original gas pipes underneath Townhouses must be replaced. Zonia OK'd the request with our attorney and contacted all townhouse owners alerting them that if they have original gas lines, they need to be replaced.

The County connected the 2 end units to the main sewer line; great to have the County do the work

Landscaping Committee-Nate French

No report was given

Security Committee-Harold Lucht:

Gate code was discussed and the possibility of having the code work for extended hours-no change at this time

A motion was made to put the gate code on the website-approved unanimously

Speed limits were discussed, especially on Sand Dollar Lane.

A motion was made to update the HOA website with a 15MPH reminder-approved unanimously

Site Manager Community Update-Pat Emmons

No report was given as Pat was on vacation

The next Board Meeting will be held on June 18, 2012 @ 10am

Location TBD