

SAND DOLLAR BEACH

Townhouse Committee Meeting Minutes

09/16/16

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

Townhouse Chair John Pinheiro called the meeting to order at 8:33 AM. Committee members Cynthia Haines and Whitney Denson were present. Homeowner Zonia Waldon and Jerry Moore were present. Homeowners Bob Arnold and Alicia Reitman were present via phone conference. Al De Camara and Tasha Parmelee were present from De Camara Management, Inc.

APPROVE MINUTES 08/04/16: It was m/s Cynthia/John to approve the minutes of 8/4/16.
Motion carried 3/0

BUILDING 3 STAIR PROJECT: John reported the two main issues: sloping and seawall repairs. Regarding the sloping, the geotechnical survey that has been conducted indicates that the stair project is located outside the mean high tide waterline so it is not subject to the additional review by the State Lands Department. In addition, CMAG Engineering has completed its preliminary soil engineering report and has provided two options for addressing the slope issue. We are now waiting for the county geologist to respond before taking the next steps. Management was directed to meet with Mike Saso to discuss clean-up of the worksite after receipt of Cynthia's email regarding specific areas.

Regarding the seawall repairs, John conducted research on other options to expedite the repairs before the next stormy season. After much discussion, the committee decided to submit an exemption request form to the Coastal Commission to repair the seawall.

DECK SETTLEMENT ISSUE (LOT #59): John provided a brief summary on the deck settlement issue. Currently, management is working with Graebe & Associates regarding their proposal for full engineering drawings for repair of Lot 59's deck issues. Management was directed to have the association's attorney review and provide recommendations for changes to the contract and then submit those changes to Graebe & Associates. Once that process has been completed, management will obtain at least two proposals from contractors to provide the construction work in accordance with Graebe & Associates drawings.

OTHER TOWNHOUSE MAINTENANCE ISSUES: The following concerns were discussed.

1. Rusty bolts on the buildings. Management was directed to obtain two proposals for clean up, sealing and painting.
2. Water leak at Lot 66 under the driveway. It was reported that Soquel Creek Water District came out and did repairs. Earthworks will come back and pave over it at the expense of Soquel Creek Water District. No action by the association or management is necessary.
3. Termites. There was discussion regarding termite eradication. After much discussion, it was stated that at this time, owners will continue with their own eradication efforts when the treatment and presence is confined to a single townhouse in the judgement of the committee.

RESERVE STUDY: Management will notify the committee and treasurer once new dates for the onsite visit can be rescheduled to accommodate everyone's schedule. Management and the treasurer have prepared a base budget for review at the next meeting on October 4, 2016 at 8:30AM.

The meeting adjourned at 9:52AM.