

SAND DOLLAR BEACH TOWNHOUSE BOARD MEETING

Board meeting: Friday September 12, 2014; held at The Pinheiro's Townhouse
725 The Shoreline, La Selva Beach, CA 95076

Board Members Present: Bob Arnold, Cynthia Haines & Susan Pinheiro
Also Present: John Pinheiro, Carol Sabatino, Brent Tucker & Zonia Waldon

The meeting was called to order at 1:22 p.m.
Quorum established at 1:23 p.m.

All approvals unanimous unless otherwise stated.

Report of Officers:

Townhouse Chairperson: Bob Arnold

2015 Reserve Study: This is a non-inspection year and the Reserve Study is being updated. The De Camara Management Company will oversee future updates.

Proposed Committee Budget: The proposed budget was discussed and adjusted based on current needs. The budget has been approved.

Landscape Irrigation: A new landscape meter will be placed near Building 1. That meter will regulate the irrigation for all of Building 1 & 2 irrigation needs. Building 3 irrigation will be added to that meter when needed. The current irrigation system is considered residential and is expensive. The motion was raised to authorize Soquel Water to install a dedicated commercial meter for the townhouses and area D & E. The cost is to be determined but the change should reduce the overall water bill.

ACTION ITEM: The Townhouse Chair will contact Soquel Water to install the meter.

Bld 3 Stair Project: The plans for the Building 3 stair project are being prepared and will be submitted in 2014. The project will begin in the fall of 2015. The Building 3 plans will be reviewed by the Board.

ACTION ITEM: The Townhouse chair will contact Mike Sasso and inquire whether the lot #74 stairs need to be replaced since they were completed within the last ten years.

ACTION ITEM: Board Member, Cynthia Haines, will contact Mike Sasso regarding the Building 3 stair design. Alternative beam structure options will be investigated.

Board Member: Cynthia Haines

Termite Update: A termite inspection of the exterior of Building 3 has been completed. The Building 3 inspection identified dry wood termites, fungus, wood and water damage.

The basic wood repair for Building 3 is \$11,000. The motion was raised to include basic Building 3 wood repair in the 2015 budget. The motion was approved.

ACTION ITEM: Board Members Cynthia Haines and Susan Pinheiro will get two additional bids for the Building 3 wood repair.

Secretary: Susan Pinheiro

Area F Pet Waste: A sign encouraging neighbors to pick up after their pets has been placed in Area F.

Unfinished Business

New Business

Open Forum (Non-Agenda Items)

Adjourn Meeting