

2018/06/16 CDMHOA MID-YEAR BOARD MEETING

MINUTES

JUNE 16, 2018

10 AM

521 CASA DEL MAR DRIVE

MEETING CALLED BY	PRESIDENT GUSTAVO FIGUERO
TYPE OF MEETING	BOARD MEMBERS AND COMMITTEE HEADS
FACILITATOR	RON EDWARDS, SECRETARY
NOTE TAKER	DITTO
TIMEKEEPER	
ATTENDEES	GUSTAVO (P), JAYMIAN (VP), CHELSI (T), RON (S), KARINA (MAL), CURTIS (R&M), JUSTIN NOT PRESENT (B), NORA NOT PRESENT (landscape). VICKI GARAGLIANO NOT PRESENT (returning swallows problem)

Agenda topics

[TIME ALLOTTED]

ONGOING HOA REPAIRS,

CURTIS, GUSTAVO

DISCUSSION	HOA-RESPONSIBLE HOME REPAIRS: Curtis updated us on repairs to 533 (should be finished, but he will check with Sharon on status of termite repairs); Also, on 555 (now finished. Curtis will not use nor recommend Sean Blume of Pinnacle Construction for future work); Also updated us on 545 (Curt said progress is acceptable to the homeowner. Work is being done by contractor Ames Anderson, who is acceptable to Curt).	
	FUTURE ASPHALT REPAIRS WERE DISCUSSED: All agreed complete replacement would be needed in next two years. This will be a major expense, and we will probably pay it through special assessments to home owners.	
	NEED FOR OVERALL TERMITE INSPECTION OF ALL BUILDINGS WAS DISCUSSED.	
CONCLUSIONS		
TOPICS FOR 2019 ANNUAL HOMEOWNERS MEETING NOT DISCUSSED		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
CURT TO REPORT BY EMAIL TO RON ON 533 TERMITE REPAIRS.		CURT
CURT TO GET CONTRACTOR NAME FOR PAVERS INSTALLATION AT CASA DEL MONTE, (OTHER CONDOS IN SAN SIMEON)		
RON TO NOTIFY OWNERS BY DUPLICATE MAILINGS (USPS, WEBSITE) OF UPCOMING ASPHALT REPAIRS AND LIKELY SPECIAL ASSESSMENTS.		
RON AND CURT TO FORM COMMITTEE, DEVELOP OPTIONS (ASPHALT, PAVERS, COMBINATION, OTHER STUFF), FIND CONTRACTORS, DEVELOP WORKSCOPE, GET BIDS FOR CHOSEN OPTIONS.		
CURT TO GET BIDS FOR TERMITE INSPECTION AND A FINAL REPORT FOR ALL BUILDINGS		

[TIME ALLOTTED]

2018 FINANCE UPDATE

CHELSI

DISCUSSION	ASSOCIATION HAS ABOUT \$60,000 IN CHECKING ACCOUNT AND \$101,000 IN SAVINGS ACCOUNT.	
	Chelsi is satisfied with the way our two accounts are being handled at our current bank in Cambria.	
CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
NO ACTION TO BE TAKEN AT THIS TIME.		

[TIME ALLOTTED]

HIRE OR RETAIN INDIVIDUAL/COMPANY FOR FUTURE HOA-RESPONSIBLE

ALL

BUILDING REPAIRS

DISCUSSION	Ron found 3 possible local individuals, all of whom are licensed (BY TALKING WITH VALERIE, OWNER OF CAMBRIA COAST RENTAL AGENCY): Robert Grandstaff for paint, carpet, mold roofing, both inside/outside (805-235-0737); Rick Allen, General repairs (805-459-8550); David Plum, general repairs (805-909-7280).	
	Curt is currently using Ames Anderson and likes the work he does.	
	Karina added the name Smokey Drew (general contractor) who lives in Cambria. Karina added the name of Jim Pearson, another general contractor who lives in Cambria. Karina says she knows of David Plum, and that he is good.	
	Discussed possibly using SALDIVAR AGUILAR for general repair work at the condos, (a long-time renter in 515) if we can get him licensed and bonded.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
RON TO CALL JOHN FARRAR AT FARMERS INSURANCE TO SEE WHAT REQUIREMENTS THAT HAVE (if any) FOR US USING REPAIRMEN, AND ALSO IF THE HOA CAN PROVIDE INSURANCE FOR ANY CONTRACTOR NOT ALREADY INSURED.		
CURT TO FIND MORE INFO ON THE ABOVE CONTRACTOR REPAIRMEN, AND VET THEM FOR FUTURE WORK AT OUR CONDOS.		

[TIME ALLOTTED]

REPORT ON RETURNING SWALLOWS

VICKI GARAGLIANO

DISCUSSION	Vicki is not available for this meeting, nor has she obtained any further information on solutions to the swallow problem.	
	VICKI WAS NOT AT THE MEETING, NOR WAS ANY FURTHER INFORMATION ON THE RETURNING SWALLOWS PROVIDED.	
CONCLUSIONS		
	NO ACTION AT THIS TIME BY THE HOA. WILL ADD THIS ACTION ITEM TO THE DECEMBER BOARD MEETING AGENDA	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
RON TO ADD RETURNING SWALLOW DISCUSSION TO THE DECEMBER 2018 HOA BOARD MEETING AGENDA.		

[TIME ALLOTTED]

REPORT ON LANDSCAPE IMPROVEMENTS

NORA SAINZ

DISCUSSION	Nora is not available for this meeting, and she has asked to be excused from any further involvement in landscape improvements as she is full time caretaker for Ed Saldivar.	
CONCLUSIONS		
	NORA WAS NOT AT THE MEETING, NOR WAS SHE ABLE TO PROVIDE FURTHER INFORMATION ON THE LANDSCAPE IMPROVEMENTS. SHE DID LATER TELL RON SHE WAS NOT ABLE TO CONTINUE AS CHAIRPERSON OF THE LANDSCAPE COMMITTEE. SHE DID GET ONE CONFORMING INFORMAL QUOTE FOR LANDSCAPE IMPROVEMENTS AT EAST AND WEST ENDS OF FRONT OF OUR PROPERTY. IT WAS FROM GREG FRUGOLI, OWNER OF ECOTONES LANDSCAPING IN CAMBRIA.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
RON WILL CONTACT GREG FRUGOLI OF ECOTONES TO GET A FIRM WORKSCOPE AND QUOTE FOR LANDSCAPE IMPROVEMENTS AND PRESENT TO THE HOA FOR A VOTE.		

DISCUSSION ON PARKING PROBLEM WITH OPTIONS

KARINA TIWANA

DISCUSSION	Karina detailed our current parking problem and presented several options for permitting residents and guests. Principally the idea would be to encourage all residents to use their garage for one vehicle, and to provide two parking permits per condo unit.
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Penalties, fines, and towing were all briefly discussed as incentives to relieve our parking problems.

CONCLUSIONS Karina will send to Ron a detailed memo of her suggestions and options for alleviating our parking problem.

After Board consideration and further development of a single recommended plan, a memo will be sent to all home owners asking for comments on the recommended plan.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
KARINA TO SEND TO RON A DETAILED MEMO ABOUT PARKING PROBLEMS AND HER PROPOSED SOLUTIONS..		
RON TO DISTRIBUTE THE MEMO TO ALL HOA BOARD, SOLICITING COMMENTS AND A SINGLE RECOMMENDED PLAN.		

OBSERVERS	
RESOURCE PERSONS	
SPECIAL NOTES	