

Casa Del Mar Homeowners Association
P.O. Box 34, San Simeon, CA 93452

Casa Del Mar Board Meeting
July 28, 2019
Phone Conference at 3:00 p.m.

Present: Jaymian Campbell-Milner, HOA Board President, Charles Semonian, HOA Board Vice-President, Chelsi Craig, HOA Board Treasurer; Karina Tiwana, HOA Board Member at Large; Tina White, HOA Board Secretary

Homeowner: Curt Mitchell, Facilities Committee

Agenda

1. Facilities Update: Units, Siding and Parking Lot
2. Parking Permits and Enforcement Procedures
3. Landscaping and Fountain
4. Birds Nesting in Complex

Facilities Update: Units, Siding and Parking Lot

- Rick Valente is Curt's main construction contact for unit repairs;
- Unit 519: coordinating with homeowner;
- Unit 517: garage ceiling needs repair; tenant is available on a Monday or Wednesday morning for entrance to unit;
- Units 533 & 535: need repair to outdoor siding and rain gutters;
- Unit 530: Curt will follow-up with homeowner to review potential fence repairs;
- Siding: bid to repair siding on the center section of complex;
- Fountain: potential leak; waiting for response to email sent to Mr. Salas; phone messages to Mr. Salas from Curt have not been returned;
- Parking lot repairs: At the February 2019 homeowner meeting it was discussed that the proposals will include part pavers and part asphalt; Board members agree to this option.

Next Steps

- Karina will follow up on another contact and request a bid;
- Curt has been in contact with Roberto Garcia who has provided a bid;
- Curt will provide a complete listing and estimates of cost for siding repairs, painting of complex, and parking lot pavers/asphalt combo.

Motion by Tina White, second by Jaymian Campbell-Milner to move forward with loan financing for comprehensive work at Casa Del Mar Condominiums, including siding repairs, painting of complex and parking lot pavers/asphalt combo, pending complete listing and estimates of cost from Curt Mitchell.

Unanimous affirmation

Birds Nesting in Complex

- The guano on the siding and ground needs to be eradicated;
- Install more netting after next painting project;
- Need homeowners or a designee onsite to keep nests down as they are initially built and wash down siding afterwards;
- Extra netting will be part of the comprehensive facility repair/update plan.

Landscaping and Fountain

- Board is waiting for a response from Mr. Salas about whether he had been to the complex the week of July 22 and to provide an update on the fountain repairs; (addendum to these notes: Mr. Salas returned an email on July 28 after the Board meeting; he comes every other week and will be there July 29; Chuck will follow-up with Mr. Salas regarding the fountain maintenance).

Next steps (for a future discussion):

- Chuck will contact hotels to gather information on their landscaping companies;
- Tina will get the new president's contact information at Casa del Monte and inquire about their gardening service.

Rental Units in CDM

- There are currently 10 of 31 units being used as rentals;
- Unit 517 is now a rental; Curt became aware of this when he recently asked the homeowner.

Next step:

- Tina will request a copy of the lease from Max Mireles for his rental.

Motion by Tina White, second by Jaymian Campbell-Milner, to put *CDM Rental Units* on the agenda at the next annual homeowner meeting.

Parking Permits and Enforcement

- An addendum to the CCRs has been drafted by Karina for Board review;
- Homeowners will be receiving these meeting minutes, the parking rule supplement and one parking permit;
- Enforcement will include a "final notice" placed on windshield;
- Board will keep track of license plate numbers and a photo of violation.

Next steps:

- Chelsi will develop permits to hang in windshields (one per unit);
- Tina will purchase "Parking by Permit" signage which will be installed in the complex;
- Jaymian will develop a Google form for Board record keeping;

- Randy White will write the final notice letter and send to Board for approval.

Next CDM Annual Homeowner Meeting

Saturday, February 15, 2020

Location TBD

Initial Agenda:

- Number of Rental Units in CDM
- Update to CCRs

Motion by Tina White, second by Karina Tiwana, to adjourn meeting.

Adjourned at 4:14 p.m.