

**BEACHWALK CARPINTERIA OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
IHOP Restaurant, 1114 Casitas Pass Road, Carpinteria  
MARCH 26, 2018 – 6:00 P.M.**

APPROVED

- I. CALL TO ORDER** – At the conclusion of the Annual Meeting, the Regular Meeting was called to order at 7:18 p.m. by the new Association President, Mazie Chauvin.
- II. ROLL CALL** – Board Members Present: Mazie Chauvin, Jane McCarthy, Mark Smith and Kevin Speer. Spectrum Property Manager present: Raymond Melero. Homeowners, homeowner representatives and residents present: Judith Bickel, Bryce Killen, Catherine Leonard, Andre Luthard, Janet Steen and John Steen.

**III. HOMEOWNERS FORUM (limit to 15 minutes)**

An attorney representing the owner of unit 4812 presented the concerns of the unit owner regarding two violation letters she had received in connection with a neighbor's complaint against her unit and asked that the violations and a fine that was imposed on her unit be removed.

The owner of unit 4874 stated that the residents of her unit had placed sandbags next to their garage door because the rain gutter located above the door was damaged, and they were concerned that water could enter their garage.

The owner of unit 4874 presented questions and concerns related to violations and subsequent fines that had been imposed on her tenants and asked that the fines that had been imposed on her unit be removed.

The owner of unit 4852 presented her questions and concerns about a leak in the water line between her meter and her unit; and asked for clarification as to whose responsibility it is to pay for the repairs.

A representative of the owner of one unit expressed his concerns about a violation letter he had received regarding items stored in his front patio.

Various owners expressed their concerns about the harsh tone of the violation letters that are used to notify owners and residents of violations and suggested that a different approach could be taken. One owner asked that photographic evidence of violations be included in the notification process.

- IV. 2018 CALENDAR – RESERVE CALENDAR** – Reviewed by the Board
- V. NEW OWNER LIST** – Reviewed by the Board – no new owners listed
- VI. APPROVAL OF MINUTES** – The minutes of the February 26, 2018 Meeting were approved as written. Motion by Mark, seconded by Jane.
- VII. TREASURER'S REPORT** – The following Treasurer's Report was reviewed and approved by the Board. Motion by Kevin, seconded by Mark.

**A. Treasurer to report the following for month ending FEBRUARY 2018**

Beginning Balance Operating	\$85,170.69
Cash Receipts	\$25,622.33
Cash Disbursements	(\$20,861.46)
Other (Transfer/Misc. Income)	\$0.00
Interest/Dividends	\$0.00
Operating Cash Balance	\$89,931.56

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Beginning Balance Savings	\$339,023.97
Cash Receipts	\$0.00
Disbursements	(\$2,000.00)
Other (Transfer/Misc.)	\$11,768.00
Interest	\$108.45
Savings Account Balance	\$348,900.42
Budgeted Reserve Liabilities	(\$348,900.42)
Reserve Account Overage/Shortage	\$0.00

"I have reviewed all bank reconciliations for operating and reserve accounts as provided to me by Spectrum Property Services, in accordance with, Section Civ. Code §5500 California Civil Code"

#### **VIII. COMMITTEE REPORTS – Limited to 5 minutes each**

##### **A. ARCHITECTURAL - FYI**

1. Letter to owner - restore building wall due to eye hooks. See minutes of Executive Session.

##### **B. LANDSCAPE**

1. Landscape monthly maintenance proposal – As requested by our Board at the February meeting, Raymond obtained three new proposals for landscape maintenance from ShowScapes of Camarillo, Specialized Landscape Management (SLM) of Simi Valley, and M&R Landscape of Moorpark, and presented them to the Board for review.

2. On Monday, March 26<sup>th</sup>, Mark and Kevin met with representatives of BrightView and completed a thorough walk-through review of the existing landscape and grounds, and the current level and frequency of services provided. Having determined that the current level of service is insufficient to maintain our Community in first-class condition as required by the CC&R's, they subsequently requested that BrightView submit a revised landscape maintenance proposal to include increased levels of service for our Board to consider. This would include the annual de-thatching of specified lawns in the community.

3. Mark commented that it had become evident that over time, many residents had undoubtedly taken it upon themselves to create their own individual landscape plans, which has contributed to the current lack of continuity and/or consistency of plant materials throughout the community. Beachwalk's governing documents prohibit residents from planting or causing to be planted any plant materials without prior board approval, and Mark suggested that we need to emphasize to residents that nothing can be planted in the common area without prior approval from the Board. The common area begins at the front door of each unit, and all of the planted beds and lawns throughout the community are common area.

4. Mark and Kevin reported that they had also asked the BrightView reps to reach out to their landscape design group in Calabasas for the purpose of obtaining a bid for a complete landscape renovation plan. The purpose of the renovation plan will be to convert Beachwalk's existing landscape to drought-tolerant plant materials and a drip-irrigation system. Owners who wish to join the Landscape Committee and participate in the renovation project should contact Mark.

5. Mark and Kevin discussed the pending installation of our recently-approved premium walk-on bark with the BrightView representatives but were unable to obtain any information from them about the scheduling of the bark installation. Raymond will follow up with BrightView to obtain this information and report back to the Board.

6. Mark and Kevin asked the BrightView reps to clean out the dead spaces between the garages in the back driveway that are currently filled with tree debris and miscellaneous discarded items.

7. Mark and Kevin asked the BrightView reps to come up with a plan to split and relocate exiting plant materials to the bare spots throughout the community, toward the goal of enhancing the appearance of our property until the landscape renovation project is completed.

8. Mark said he thought there might be a delay in the communication between Spectrum and BrightView regarding our Board's various landscape-related decisions, requests and instructions, and asked Raymond to ensure that our requests/directives are conveyed to BrightView and implemented as quickly as possible.

9. Mark and Kevin reported some staining they had noticed on the residence structures in the 4800 building, and asked Raymond to find someone who can determine the cause and help us eliminate the problem. They said it appeared to be rust and thought it might be coming from the water heater closets in those units. Raymond said he thought David Lopez might be able to help.

10. Kevin reported that in addition to the broken gutter at the unit 4874 garage, there are a number of other rain gutters that are split and/or leaking and in need of repair. Our Board asked Raymond to obtain a proposal for the repairs and suggested that an application of Flex Seal might be effective in sealing the leaks.

11. Mark and Kevin also discussed with the BrightView reps some power-washing that is needed at some locations in the community, and this work will be scheduled into the future landscape maintenance plans, as needed.

12. The cabling of the stone pine tree is expected to take place later this week, according to the BrightView tree group.

13. Mark and Kevin and the BrightView reps identified numerous additional shrubs throughout the community that are diseased and need to be scheduled for removal. They also identified a number of trees that are potential hazards.

14. Mark and Kevin reported that there is a homeless encampment on the CalTrans/City of Carpinteria right of way just outside our perimeter wall on Linden Avenue, and asked Raymond to contact CalTrans and/or the City to ask them to clean up the area. The homeless activity there, along with the accumulation of pine needles, makes it a potential fire hazard.

15. Mark reported that the cap of the stucco patio wall at unit 4804 has separated, exposing the interior of the wall. Our Board asked Raymond to arrange for the appropriate repairs.

C. POOL

1. The pool heater will be turned on May 11, 2018. Raymond will notify Poolmasters.

**IX. MANAGER'S REPORT**

A. Repair & Maintenance Log – Reviewed by the Board.

1. Deck repairs – The Board asked Raymond to provide an update on the status of the current stairwell repair project at units 4808/4810. Raymond reported having spoken to Richard at EmpireWorks again on Monday. During that conversation, Richard informed Raymond that the City of Carpinteria building inspector had determined that there is one additional previously undiscovered structural beam that must be replaced, and that a set of additional/new plans must be submitted by EmpireWorks to the City for approval prior to the commencement of any additional work on the project. Richard said he expected to be able to submit the new plans to the City and have the work completed within ten days. Raymond

also presented to our Board, EmpireWorks Change Order Number 3-A, in the amount of \$2,433.60, which covers the cost of this most recent change order. Motion to approve by Mark, seconded by Jane.

2. Proposal from Contractors for repairs to 4802 Sawyer Avenue – (proposal will be brought to meeting) Invite Carlos Real – This material was not available by meeting time and was tabled for review at a future meeting.

B. Delinquency Report – Reviewed by the Board.

1. Liens – None at this time
2. Foreclosures – None at this time

C. Violation Log – **PRINT LOG BY ADDRESS** – Reviewed by the Board

1. Correspondence sent to individual homeowners regarding their specific violation – Reviewed by the Board.

D. Violation Appeals – Reviewed by the Board and rulings made during executive session.

1. Account # 60007
2. Account #60036
3. Account #60041
4. Account #60022

Violation Hearing Verdicts – Reviewed by the Board

E. Correspondence

1. Our Board reviewed a letter from Spectrum that was sent to a neighboring residence at 4849 Sawyer Avenue regarding their recent trespassing and dumping activities at Beachwalk. The Police Department was copied on the letter, and they contacted Raymond to say that they would also be contacting this non-resident offender.

## X. OLD BUSINESS

As a result of the mud and debris-flow maps that were circulated earlier this year, our Board had considered purchasing additional flood insurance to cover the residence buildings that had been identified as being located in the extreme-risk zone; however, on March 10<sup>th</sup>, the County of Santa Barbara posted a revised mud and debris-flow map that removed all of Beachwalk from the extreme risk zone, and identified four residence structures as being in the high-risk zone. The four residence structures that are located in the high-risk zone are already covered by flood insurance, and our insurance agent has informed us that our flood policy does cover mud flows. It should be noted that the flood policy carried by the Association covers only those portions of the residence structures for which the Association is responsible and **does not** provide any type of personal flood coverage for owners or residents. Owners who have questions about the flood policy coverage or any of the insurance coverage carried by the Association should contact Steve Reich Insurance Agency directly; and should discuss their personal insurance needs with their own personal insurance agents.

## XI. NEW BUSINESS

Draft Audit – The draft annual audit was reviewed and approved by the Board. Motion by Mark, seconded by Kevin. Spectrum will distribute the final version to all homeowners via the US Postal Service and post a copy at the Association's website.

Jane mentioned having received the Association's annual tax returns from Spectrum, which she subsequently signed and returned to Spectrum. There were no federal taxes owed, and a fee of \$10.00 was paid in connection with the state return.

Our Board discussed the possibility of changing our meeting time from 6:00 PM to 5:30 PM, and decided to implement the new starting time effective for the May 28, 2018 meeting.

**XII. NEXT MEETING**

The next meeting is scheduled to be held on April 23, 2018 @ 6:00 PM at the Ihop Restaurant, 1114 Casitas Pass Road, Carpinteria, CA 93010.

**XIII. ADJOURNMENT** – The meeting was adjourned at approximately 8:30 p.m.

**XIV. EXECUTIVE SESSION** – Legal, Violations and Contracts