

**BEACHWALK HOA  
BOARD OF DIRECTORS MEETING  
IHOP 1114 CASITAS PASS ROAD  
SEPTEMBER 24, 2018 – 5:30 P.M.**

APPROVED

- I. CALL TO ORDER** – The meeting was called to order at 5:33 p.m. by the Association President.
- II. ROLL CALL** – Board members present: Mazie Chauvin, Rachel Galvin, Jane McCarthy, Mark Smith and Kevin Speer. Spectrum representative present: Raymond Melero. Homeowners present: Kathleen Dickey, and Anthony and Sharon Marotta.
- III. HOMEOWNERS FORUM**

The owners of unit 4802 asked for an update on the status of the repairs at their unit. Raymond and the Board provided them with updates and additional information regarding the next steps involved in the project.

A unit owner reported an issue with one of the handrails in the stairwell near her unit and asked that it be relocated and replaced with a different type of handrail. Our Board agreed and asked Raymond to have our contractor review all the handrails in both stairwells at the Linden Avenue end of the complex to determine whether there are others that also need to be repaired and/or replaced. Our Board gave Raymond approval to ask Rich at EmpireWorks to proceed with the work, and to email us for approval if the cost is above his approval limit.

**IV. 2018 CALENDAR – RESERVE CALENDAR**

Our Board agreed that the utility closet and unit front patio light fixtures and globes are in poor condition and should be replaced by the electrician. The existing bulbs will be replaced with LED bulbs. This project will require coordination with the owners and residents, as it will require access to all front patios. Motion by Mark, seconded by Rachel.

Our Board asked Raymond to have David Lopez re-paint the monument signs, as they are beginning to look cracked and worn.

- V. NEW OWNER LIST** – no new owners reported at this time
- VI. APPROVAL OF MINUTES** – The regular and executive session minutes of the August 27, 2018 meeting were approved. Motion by Mark, seconded by Mazie.
- VII. TREASURER'S REPORT** – The following report was approved. Motion by Kevin, seconded by Jane.

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

|                               |               |
|-------------------------------|---------------|
| Beginning Balance Operating   | \$111,289.93  |
| Cash Receipts                 | \$31,627.04   |
| Cash Disbursements            | (\$39,332.26) |
| Other (Transfer/Misc. Income) | \$0.00        |
| Interest/Dividends            | \$0.00        |
| Operating Cash Balance        | \$103,584.71  |
| Beginning Balance Savings     | \$374,453.37  |
| Cash Receipts                 | \$0.00        |
| Disbursements                 | (\$1,656.80)  |
| Other (Transfer/Misc.)        | \$11,768.00   |

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|                                  |                |
|----------------------------------|----------------|
| Interest                         | \$201.47       |
| Savings Account Balance          | \$384,766.04   |
| Budgeted Reserve Liabilities     | (\$384,766.04) |
| 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"

CD Rates **RENEW FOR ANOTHER 30 DAYS** – Mazie reported having spoken with the banker to renew the CD for another 30-days.

## VIII. COMMITTEE REPORTS

### A. ARCHITECTURAL

1. Request from 4844 Sawyer Avenue – Retractable screen door – This unit owner's Architectural Modification Request form was incomplete, but our Board conditionally approved the request for a retractable screen door once the signatures from two neighboring units are obtained and submitted to Raymond.

### B. LANDSCAPE

1. Letter from Homeowner requesting landscape renovation begin in front of her unit – Our Board asked Raymond to notify the unit owner that the landscape near her unit will be upgraded during the appropriate phase of the landscape renovation project.
2. Proposal to install bougainvillea at 4848 Sawyer – this work will take place in connection with the phased landscape renovation project.
3. Proposal to install Arbutus Marina / Strawberry tree behind pool – this work will take place in connection with the phased landscape renovation project.
4. Proposal to Renovate Phase 1 of community landscape – Mark will ask Brightview to provide our Board with a more detailed plan that all Board members can review prior to approval.
5. Proposal to renovate drip system in Phase 1 of community – All Board members agreed that the spray heads in every planted bed area should be converted to drip irrigation during the landscape renovation project.
6. A Brightview proposal in the amount of \$552.46 for replacement plants at the monument sign was approved by the Board. Motion by Mark, seconded by Rachel.
7. Proposal for tree trimming of "2<sup>nd</sup>" priority trees – Based on Mark's recent meeting with the arborist, the arborist provided our Board with two new, updated proposals for tree trimming and tree removals for our Board to consider. The proposed cost of the recommended tree trimming is \$2,390.00, and the proposed cost of the recommended tree removals is \$6,350.

### C. POOL

1. Proposal to replace pool fence – Our Board approved a proposal from PowerHouse Construction of Ventura in the amount of \$13,000 for complete replacement and painting of the pool fence and gate. This work will be done according to current safety codes. The new wrought iron fence and gate will be painted the same color as the current pool fence. Motion by Mark, seconded by Kevin.

## IX. MANAGER'S REPORT

### A. Repair & Maintenance Log

1. Proposal to begin Deck repairs at 4940 & 4952 Sawyer – this work has been put on hold pending the completion of the repairs at unit 4802.
2. Estimate for mailbox replacements – Our Board approved replacement mail boxes and asked Raymond to coordinate the transition to new boxes with the post office, owners and residents. The new boxes

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will be gray and will be installed in the same location as the old boxes. Raymond will ask David Lopez to remove the old concrete pads and install the new pads and mailboxes. Motion by Mark, seconded by Kevin.

3. Request from structural engineer to proceed with plans 4802 Sawyer - Our Board had previously approved, via email, the proposal from Powell and Associates in the amount of \$5,500, for the structural engineering plans for the repairs at unit 4802. Once the plans are completed, QwikResponse will submit them to the City of Carpinteria to obtain the building permit so they can begin the work. Raymond will obtain more information about the chemical that is being used to kill the tree roots, and report back to our Board and the unit owner as to any possible health concerns. Additionally, Raymond will ask to have the original tree stump removed, either by machine or by hand. Raymond will provide regular updates to our Board and the unit owners as the project progresses.
4. Proposal for power washing buildings - Our Board decided to table the power washing until after the landscape is replaced.

B. Delinquency Report – Reviewed by the Board.

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

C. Violation Log – Reviewed by the Board.

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

D. Violation Responses

4886 Sawyer Avenue – Reviewed by the Board

Violation Hearing Verdicts – No action required.

E. Correspondence – none to review.

**X. OLD BUSINESS**

2018 Audit – In progress, awaiting full-audit report from the CPA.

**XI. NEW BUSINESS**

Installation of vehicle gates – this proposal was not available by meeting time. Raymond will forward it to the Board when it becomes available.

Proposal for 2019 FY Draft Budget – Our Board will review the draft budget over this next month and take a vote at the October meeting.

Our Board asked Raymond to begin emailing a copy of the agenda packet to all Board members prior to the meeting, and to continue providing hard-copies in the mail to each Board member as well.

**XII. NEXT MEETING**

The next meeting is scheduled to be held on October 22, 2018 @ 5:30 PM at the Ithop Restaurant, 1114 Casitas Pass Road, Carpinteria, CA 93010.

**XIII. ADJOURNMENT** – The meeting was adjourned at approximately 7:30 p.m.

**XIV. EXECUTIVE SESSION** – No executive session was conducted this month.