

**BEACHWALK HOA
BOARD OF DIRECTORS MEETING
VETERANS MEMORIAL 941 WALNUT AVE.
JUNE 20, 2017 – 6:00 P.M.**

RECEIVED
JUN 28 2017

- I. CALL TO ORDER** The president called the meeting to order at 6:02
- II. ROLL CALL:** Board members present: Jane McCarthy, Mazie Chauvin, and Mark Smith. Homeowners present: Charles LoBue, Al and Amy Orozco, Maria and Breck Mitchell.
- III. HOMEOWNERS FORUM:**
- Discussion regarding ASR proposal for interior repairs at 4806. Board response regarding proposed charges and HOA versus ASR responsibility for the damage and repairs. Board agreed to proceed with the repairs, but will ask Spectrum to contact ASR and request that they adhere to their original commitment to cover the cost of this work.
 - Discussion regarding the vehicle with handicap plates parking in the loading space. California DMV law allows for handicap-identified vehicles to park in any space, regardless of any markings or restriction on the space.
 - Bushes at 4858 have not been trimmed as requested.
 - Discussion about a response letter regarding a recent violation. Item covered in Executive Session. Board members acknowledged that people may wish to use their garage for simple house repairs; however, the CC&R's state that garage doors are to remain closed and opened only for entering and exiting, or while cleaning the garage. Electricity in the garages is common area electricity, paid for by all of the owners, and was intended to be used for the garage light and garage door openers only.
- IV. 2017 CALENDAR – RESERVE CALENDAR:** Noted that insurance and budget review will begin in August, 2017.
- V. NEW OWNER LIST:** 4852 - new owners
- VI. APPROVAL OF MINUTES:** Minutes of the May meeting were previously reviewed via email. Motion to approve by Jane, second by Mark.

TREASURER'S REPORT: The May financial information shown in the agenda did not match the May financial statements. The Board will ask Raymond to revise the information and include it again in the July agenda so it can be formally approved by the Board. Until then, the correct amounts that should have appeared in the agenda, and which will be reported again in July appear below:

A. Treasurer to report the following for month ending MAY 2017

Beginning Balance Operating	\$75,643.82
Cash Receipts	\$28,072.00
Cash Disbursements	(24,058.16)
Other (Transfer/Misc. Income)	\$0.00
Interest/Dividends	\$0.00
Operating Cash Balance	\$79,657.66
Beginning Balance Savings	\$311,253.80
Cash Receipts	\$0.00
Disbursements	\$0.00
Other (Transfer/Misc.)	\$9,383.00
Interest	\$55.29
Savings Account Balance	\$320,692.09
Budgeted Reserve Liabilities	(320,692.09)

"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"

VII. COMMITTEE REPORTS – Limited to 5 minutes each

A. ARCHITECTURAL -

1. Letter to owner - restore building wall due to eye hooks. Board members agreed that there seemed to be a discrepancy with the quoted repair cost as it differed from the amount quoted at previous meetings. Board will ask Raymond for clarification.

B. LANDSCAPE

1. Recommendations from Arborist for trees at property that may compromise buildings. Our Board noted that the report provided by BrightView did not address our concerns regarding all of the trees at Beachwalk, but only addressed the status of nine of our melaleuca trees. This item will be referred back to Spectrum for a more comprehensive report from BrightView that covers the status of all of the trees at Beachwalk that may pose a threat to any of our structures or fixtures.

2. The hibiscus bushes in front of unit 4858 need to be trimmed.

3. There are weeds in the common area that need to be removed.

4. There are numerous dead stumps in the flower beds where dead hedges were removed but the stumps were not. We will ask Raymond to ask BrightView to remove these unsightly stumps.

C. POOL –

1. Proposal to replace pool light fixture. While the LED bulbs would probably be best, due to unexpected expense repairing the decking and stairwells, the Board agreed to approve option 1, the least expensive. Motion by Mark, second by Jane to approve the proposal from Poolmasters in the amount of \$425 to replace the pool light fixture with the same type as the existing fixture.

2. As is normally done this time of year, Charles requested that we send copies of the Pool Rules on colored paper to all residents, and that they be asked to share them with their tenants. Board members agreed that the copies could be mailed with the next billing statements. Motion by Jane, seconded by Mark.

D. RULES & REGULATIONS: No action at this time.

VIII. MANAGER'S REPORT

A. Repair & Maintenance Log

1. ASR – Deck repairs and previously-approved change order. Project is ongoing.
2. Proposal to replace and seal coat asphalt – Asphalt replacement completed and billed back to the unit responsible for the re-do. Seal coat work is scheduled for 6/26 and 6/27/17.
3. Permit for repairs to unit 4802. Our Board will ask Raymond for an explanation and clarification as to who is responsible for approving the plans and permits for this work. It seems to us that these approvals should come from Spectrum, rather than the homeowner.
4. Info regarding damages to unit interior from Deck repairs – Our Board will ask Spectrum to contact ASR and request that they adhere to their original commitment to cover the cost of these repairs. Regardless of their response, the repairs will proceed without delay.
5. It was noted that there are weeds and many bare areas in the common area flower beds, and our Board will ask Raymond to ask BrightView for their recommendations and a proposal to lay down some type of tree mulch or walk-on bark throughout the community to help preserve water and control weeds.

B. Delinquency Report - attached for Board review

1. Liens – None at this time

2. Foreclosure – None at this time

C. Violation Log – Covered in Executive Session

1. Correspondence sent to individual homeowners regarding their specific violation.

D. Violation Appeals – Covered in Executive Session.

E. Correspondence – Covered in Executive Session.

IX. OLD BUSINESS –

Our Board agreed that the sidewalk grinding work will commence on July 6th, as proposed by Precision Concrete.

Our Board reviewed briefly the input from the committee that was formed to review the many personal items that residents have placed in the common area. It was noted that although some units have complied, many have not. Our Board will discuss this further and in the near future will ask Raymond to send violation letters to those who are still not in compliance. Those unit owners who do not comply will be fined.

X. NEW BUSINESS –

Our Board would like our Spectrum Property Services representative present at all of our meetings, and will ask him about his availability. We understand that there is an additional charge for his attendance at the additional meetings, per the agreement we signed with Spectrum in 2007. We will also ask him about the possibility of meeting on a Monday night, rather than on Tuesdays; and we will ask him to find out if the meeting hall is available on Monday nights. If a Monday meeting happens to fall on a holiday, then perhaps we could meet on Tuesday night instead.

Our Board will ask Raymond to add the 2017 Reserve Study to the calendar, and to provide us with information and guidance as to how and when we should proceed with the new Reserve Study.

Our Board will ask Raymond to provide us with clarification and all of the information from our governing documents that addresses the number of pets a resident may keep in their unit.

Our Board will discuss with Raymond the possibility of changing the tone of the violation letters that are sent out by Spectrum.

Our Board discussed a request from one resident that they be allowed to park their inoperative vehicle in the main lot, and it was the unanimous decision of our Board to disallow this resident's request, in accordance with the CC&R's and Association Rules.

XI. NEXT MEETING

The next Meeting will be a Regular Board meeting and is scheduled to be held on July 18, 2017, at Veterans Memorial Building, 941 Walnut Ave. (Entrance by Flagpole)

XII. ADJOURNMENT. Meeting was adjourned at 7:50 p.m.

**XIII. EXECUTIVE SESSION – Legal, Violations and Contracts
Easement – 1151 Linden Avenue**