

**BEACHWALK HOA
BOARD OF DIRECTORS MEETING
IHOP 1114 CASITAS PASS ROAD
JUNE 25, 2018 – 5:30 P.M.**

APPROVED

I. CALL TO ORDER – The meeting was called to order at 5:34 p.m. by the Association President.

II. ROLL CALL – Board members present: Mazie Chauvin, Jane McCarthy, Mark Smith and Kevin Speer. Spectrum Property Services representative present: Raymond Melero. Homeowners present: Anthony and Sharon Marotta.

III. HOMEOWNERS FORUM

There was a discussion regarding the status of the repair work pending at unit 4802 and our Board approved a proposal in the amount of \$7,596.76, permitting QwikResponse to move forward with the work that is necessary to determine the cause of the issues at that unit. Raymond will facilitate communication and coordination of this work with QuickResponse and the unit owners. Motion by Mark, seconded by Kevin.

IV. 2018 CALENDAR – RESERVE CALENDAR – Reviewed by the Board.

V. NEW OWNER LIST – Reviewed by the Board.

VI. APPROVAL OF MINUTES – The regular and executive session minutes of the May 21, 2018 meeting were approved by the Board. Motion by Mark, seconded by Mazie.

VII. TREASURER'S REPORT – The following report was approved by the Board. Motion by Jane, seconded by Mark.

A. Treasurer to report the following for month ending MAY 2018

Beginning Balance Operating	\$94,506.03
Cash Receipts	\$28,997.00
Cash Disbursements	(\$21,951.98)
Other (Transfer/Misc. Income)	\$0.00
Interest/Dividends	\$0.00
Operating Cash Balance	\$101,551.05
 Beginning Balance Savings	 \$354,856.10
Cash Receipts	\$0.00
Disbursements	(\$8,023.63)
Other (Transfer/Misc.)	\$11,768.00
Interest	\$174.57
Savings Account Balance	\$358,775.04
Budgeted Reserve Liabilities	(\$358,775.04)
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"

After reviewing the May financial reports and current bank balances, our Board directed Raymond/Spectrum to move an additional \$80,000 from our reserve account to our existing CD at UnionBanc in order to reduce our holdings at Union Bank to meet the FDIC insured limits. Motion by Mark, seconded by Jane.

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VIII. COMMITTEE REPORTS

A. ARCHITECTURAL

1. Letter to owner - restore building wall due to eye hooks – deferred to executive session.
2. Response back from homeowner – Eye hooks – deferred to executive session.
3. 4882 Sawyer Avenue – Replacement of Windows – This request was approved on May 23, 2018.
4. Letter to 4816 Sawyer Avenue – Architectural request incomplete. Our board voted to approve this request for a screen door replacement, conditional upon the unit owner obtaining the appropriate signatures on their architectural request form. Motion by Mark, seconded by Mazie.

B. LANDSCAPE

1. Power-washing of Buildings – our Board reviewed the power-washing proposal from BrightView, but ultimately asked Raymond to obtain three additional quotes from power washing contractors who aren't limited by height-restrictions.
2. Proposal to remove possible hazardous trees – Our Board approved the BrightView proposal in the amount of \$4,530 for the removal of eleven trees and subsequent stump grinding, to minimize hazards and potential liabilities. Motion by Mark, seconded by Mazie.
3. At meeting time, Raymond provided the Board with a proposal from BrightView for labor and materials to re-landscape Beachwalk (phase 1). Our Board reviewed the proposal but took no action.

C. POOL

1. Proposal to re-strap pool chairs - Our Board reviewed proposals from two vendors who refurbish pool furniture, but ultimately asked Raymond to obtain quotes for complete replacement of the pool furniture.
2. Report from Environmental Health Department – Our Board reviewed the Pool Facility Inspection Report issued by Santa Barbara County Environmental Health Services regarding our pool. Raymond reported that the inspection findings had already been forwarded to Hamid of PoolMasters, and that a follow-up inspection was scheduled for July 2nd. Raymond will update our Board on the outcome of the follow-up inspection.

IX. MANAGER'S REPORT

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

1. Proposal to begin Deck repairs @ 4940 & 4952 Sawyer – Our Board elected to tentatively schedule this work for next Spring.
2. Estimate for mailbox replacements – This item was tabled for action at the July meeting.
3. Estimate to repair damage from vehicle hit. Notified insurance company to obtain police report for reimbursement of cost - Reviewed by the Board.
4. Proposal for demolition work 4802 Sawyer Avenue – As was mentioned in the Homeowners Forum, our Board approved a proposal from QuikResponse in the amount of \$7,596.76, to move forward with the work that is necessary to help identify the cause of the issues at this unit. Raymond will facilitate the communication and coordination of the work between QuikResponse and the unit owners.

B. Delinquency Report - attached for Board review – Reviewed by the Board.

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

C. Violation Log – *PRINT LOG BY ADDRESS* - FOR BOARD REVIEW – Reviewed by the Board.

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

D. Violation Appeals – None at this time.

Violation Hearing Verdicts – No action required

E. Correspondence – No additional correspondence.

X. OLD BUSINESS

Our Board reviewed photos of the corrective stucco work performed by EmpireWorks at the 4808-4810 stairwell and agreed that it was unacceptable. Raymond will contact Richard Smith of EmpireWorks and ask him to re-do the work to our satisfaction.

Our Board asked Raymond for an update on the status of the repairs that we had requested be made to the stucco wall cap at unit 4804. Raymond agreed to get back to us with an update.

A board member reported that there is still a rust stain on the exterior building wall at unit 4812 that appears to be coming from a drain hole at that unit; and asked Raymond to work with the unit owner to get the issue resolved and the rust stain removed.

Our Board discussed the non-matching concrete that was installed near unit 4932, and asked Raymond if the contractor had agreed to replace it. Raymond reported that the contractor had decided not to remedy or take responsibility for the non-matching concrete; and had further stated that he would no longer be performing work at/for Beachwalk.

Our Board asked Raymond to begin to compile a list of reputable contractors for future Beachwalk projects.

Our board requested the status of the garage door repairs at one unit, and Raymond reported that arrangements for the repairs are in progress.

A board member requested an update on the phase 3 BrightView tree trimming work that our Board had approved last year, and Raymond reported that the phase 3 work was scheduled for this-coming Fall.

XI. NEW BUSINESS

Our Board discussed the possibility of installing motorized gates at both driveway entrances to our property to provide greater security for the community, discourage unauthorized individuals from parking in our lots, and help prevent outsiders from using our trash and recycle enclosures. We agreed to continue the discussion.

XII. NEXT MEETING

The next meeting is scheduled to be held on July 23, 2018 @ 5:30 PM at the Ihop Restaurant, 1114 Casitas Pass Road, Carpinteria, CA 93010.

XIII. ADJOURNMENT – The meeting was adjourned at 7:40 p.m.

XIV. EXECUTIVE SESSION – Legal, Violations and Contracts