

**BEACHWALK HOA
BOARD OF DIRECTORS MEETING
VETERANS MEMORIAL BUILDING
941 WALNUT AVENUE, CARPINTERIA, CA 93013
FEBRUARY 25, 2019– 5:30 P.M.**

APPROVED

- I. CALL TO ORDER** – The meeting was called to order at 5:32 pm
- II. ROLL CALL** – Board members present: Mazie Chauvin, Rachel Galvin, Jane McCarthy, Mark Smith and Kevin Speer. Homeowners present: John and Carole Davis, Kathleen Dickey, Charles LoBue, Andre Luthard, Mark Schroeder and Michele Blockley, and Bob and Kathi Stokes. Spectrum representative present: Raymond Melero.
- III. HOMEOWNERS FORUM** – Input from homeowners was as follows:

New owners of one unit reported that they had completed their move to Beachwalk and expressed their delight at being able to settle in to the community.

An owner thanked the Board for having the monument signs re-painted and commented on the much-improved appearance of the signs.

An owner asked for additional information regarding the sample plantings of proposed new landscape materials near units 4848 and 4858.

One owner conveyed their disapproval of the new sample plantings and the newer plantings at the monument sign.

An owner reported that a vehicle has been parked in front of the access to the easement for two weeks.

An owner reported that his gutters are not draining properly. Raymond will ask the gutter cleaning vendor to address any issues with the gutters and downspouts at this unit.

An owner asked if the diarrhea-related sign on the pool gate is required, and our Board responded that the Health Department has informed us that the sign is mandated by law and must remain.

- IV. 2019 CALENDAR – RESERVE CALENDAR** – reviewed by the Board.
- V. NEW OWNER LIST** – Reviewed by the Board; no new owners reported this month.
- VI. APPROVAL OF MINUTES** – The regular and executive session minutes of the January 28, 2019 meeting were formally approved by the Board. Motion by Mark, seconded by Rachel.
- VII. TREASURER'S REPORT** – The following report was approved as amended. Motion by Kevin, seconded by Jane.

A. Treasurer to report the following for month ending JANUARY 2019

Beginning Balance Operating	\$111,331.41
Cash Receipts	\$31,657.05
Cash Disbursements	(\$26,830.32)
Other (Transfer/Misc. Income)	\$0.00
Interest/Dividends	\$0.00
Operating Cash Balance	\$116,158.14
 Beginning Balance Savings	 \$416,856.72
Cash Receipts	\$0.00
Disbursements	(\$38,041.28)
Other (Transfer/Misc.)	\$12,121.05
Interest	\$224.17

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Savings Account Balance	\$391,160.66
Budgeted Reserve Liabilities	(\$391,160.66)
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"

Mazie reported having provided authorization to the bank to renew our CD for another 30 days.

Raymond reported that Spectrum has opened another CD account for Beachwalk in the amount of \$75K, as previously requested by our Board.

VIII. COMMITTEE REPORTS

A. ARCHITECTURAL

1. E-mail from Contractor – Eye hooks – Reviewed by the Board.

B. LANDSCAPE

1. Proposal from Brandon to replace damaged valve boxes – approved by Raymond on behalf of our Board.
2. E-mail from Brandon – Update on "model landscaping" – reviewed by the Board.
3. E-mail from homeowner – possible tree root damage to patio concrete – Reviewed by the Board.
4. Proposal from Arborist for removal of trees – Our Board approved the following proposals from BrightView for tree removals and trimming: \$2,779 to remove the bottlebrush trees along the driveway behind units 4880-4886, due to the fact that they are lifting/damaging the new asphalt, and pose a possible threat to the adjacent structure (motion by Jane, seconded by Mazie); \$930 to remove the bottlebrush tree in front of unit 4864, due to the fact that it is negatively impacting the concrete at the front patio of the unit (motion by Jane, seconded by Rachel); and \$1,780 to thin the crown and provide clearance on the building side of the Alepo pine (stone pine) adjacent to unit 4952 (motion by Mark, seconded by Mazie). All of the aforementioned tree removals include stump grinding and removal. Raymond will request an additional proposal to remove a bottlebrush tree in front of unit 4832, that is damaging the concrete entryway to the unit.
5. Raymond will ask the BrightView tree group to evaluate all of the trees at Beachwalk and provide our Board with a comprehensive tree trimming proposal.
6. Our Board asked Raymond to send a letter to all owners asking them to please review the new sample drought-tolerant landscaping materials that were recently planted at units 4848 and 4858, and submit their comments, suggestions, approval, or disapproval, prior to the March Board meeting, so our Board can vote on moving forward with phase one of the work.
7. Mark reported that the BrightView rep has indicated that once they have our Board's approval to move forward with the new landscape plan, each of the four phases will take approximately one week to complete, and that changes to the new drip-irrigation system may take slightly longer in some cases.
8. Our Board agreed that a notice would need to be sent to all owners and residents informing them that as the landscape renovation work begins, all individually owned potted plants will have to be permanently removed from the common areas. This is in accordance with the original notice from our Board to owners and residents that stated that attractive and properly-maintained pots would be allowed only until the new landscape materials were installed. Our Board further agreed to include a statement in the notice that defines the common area as anything outside the front door of the unit.

C. POOL

1. The proposal to resurface (re-fiberglass) the pool has been approved and work is scheduled to begin on March 18th, weather permitting. A notice has been sent to all owners and residents regarding the nature of the work, preparations they must make, and precautions they must take to protect themselves and their personal property (including vehicles parked nearby) during the course of the project. The vendor will take the necessary steps to secure the pool enclosure area to keep people and pets out of the enclosure while the work is in progress.

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2. Our Board asked Raymond to have Hamid check the pool deck for any cracks that might need to be repaired.

IX. MANAGER'S REPORT

A. Repair & Maintenance Log

1. Proposal to begin Deck repairs @ 4940 & 4952 Sawyer – tabled until further notice.
2. Change Order #5 for 4802 Sawyer Avenue – Reviewed and approved by the Board.
3. Change Order #6 for 4802 Sawyer Avenue – Reviewed and approved by the Board.
4. Change Order #7 for 4802 Sawyer Avenue – Reviewed and approved by the Board.
5. E-mail from Contractor re 4802 Sawyer Avenue – forwarded to homeowner and reviewed by the Board.
6. Proposal to install light fixture near trash enclosure – Graeme Tuck has not responded, so Raymond has asked another vendor to evaluate this location for possible additional lighting.
7. Proposal for power washing buildings – tabled for now; will need to be carefully coordinated with landscape renovation work.

B. Delinquency Report – Reviewed by the Board.

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

C. Violation Log – Reviewed by the Board.

1. Correspondence sent to individual homeowners regarding violations – Reviewed in executive session.

D. Violation Appeals – Reviewed in executive session.

Violation Hearing Verdicts – No action required

E. Correspondence – The following items were reviewed by the Board in executive session.

1. Letter to Homeowner – Requesting tenant information.
2. Request from Homeowner – removal of fee.

X. OLD BUSINESS

Our Board discussed the logistics of conducting a community-wide garage sale sometime in June, and decided to discuss it further at the March meeting.

Our Board asked Raymond for an update on the status of our request that Complex Solutions make good on the omission of funding from the reserve study for the repairs at unit 4802. Raymond reported that Complex Solutions had refused to amend the study at their expense. Our Board agreed that later this year, before the budget process begins, we will need to make a decision on how to best amend the study in order to make up for the loss of the \$150k in revenue that should have been incorporated into the study but was not. In the meantime, Raymond will collect more information from Complex Solutions as to the cost of performing a revised, abbreviated study later this year.

Our Board continued the discussion about the use of parking stickers and guest parking placards, and decided to continue the discussion at the March meeting.

XI. NEW BUSINESS

Love's Towing Company "Towing paperwork" – Reviewed by the Board. It was noted that the towing company will require authorization from Spectrum or a member of the Board prior to towing a vehicle from the lot.

Twenty-six secret ballots had been received as of the end of tonight's meeting, which was not a sufficient number to conduct the election. By law, the quorum requirement will be lower for the next meeting, so we will be able to conduct the annual meeting and count the ballots at the March meeting.

XII. NEXT MEETING

The rescheduled annual meeting, followed by a regular meeting, will be held on March 25, 2019 @ 5:30 p.m. at the Veterans Memorial Building 941 Walnut Avenue, Carpinteria, CA 93013.

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

XIV. EXECUTIVE SESSION – Legal, Violations and Contracts