

**BEACHWALK HOA  
BOARD OF DIRECTORS MEETING  
IHOP 1114 CASITAS PASS ROAD  
MAY 21, 2018 – 5:30 P.M.**

APPROVED

- I. CALL TO ORDER** – The meeting was called to order at 5:38 p.m. by Board President Mazie Chauvin.
- II. ROLL CALL** – Board members present: Mazie Chauvin, Rachel Galvin, Jane McCarthy and Mark Smith. Spectrum property manager present: Raymond Melero. Homeowners present: Anthony and Sharon Marotta and Rebecca Pendergraft.
- III. HOMEOWNERS FORUM**
- The owners of one unit requested a status update and information regarding repairs that are pending for their unit.
- An owner asked for clarification about a violation letter they had received.
- An owner requested that repairs be made to her front utility closet.
- IV. 2018 CALENDAR – RESERVE CALENDAR** – Reviewed by the Board.
- V. NEW OWNER LIST** – No new owners reported, but it was noted that there are new tenants in two units.
- VI. APPROVAL OF MINUTES** – The regular and executive session minutes of the April 23, 2018 meeting were approved by the Board. Motion by Rachel, seconded by Mark.

**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 APRIL 2018**

Beginning Balance Operating	\$89,665.83
Cash Receipts	\$27,512.76
Cash Disbursements	(\$22,672.56)
Other (Transfer/Misc. Income)	\$0.00
Interest/Dividends	\$0.00
Operating Cash Balance	\$94,506.03
 Beginning Balance Savings	 \$352,294.02
Cash Receipts	\$0.00
Disbursements	(\$9,372.32)
Other (Transfer/Misc.)	\$11,768.00
Interest	\$166.40
Savings Account Balance	\$354,856.10
Budgeted Reserve Liabilities	(\$354,856.10)
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"

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## **VII. COMMITTEE REPORTS – Limited to 5 minutes each only**

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

1. Letter to owner - restore building wall due to eye hooks – Discussed during Executive Session.
2. Response back from homeowner – Eye hooks – Discuss during Executive Session.

### **B. LANDSCAPE**

1. Addendum to Monthly Landscape Contract – The wording of the contract addendum that was included in the agenda packet was incomplete. Our Board voted to authorize the additional \$320 per month to include weekly blowing of the driveways, walkways, parking lots, and pool enclosure, along with weekly cleaning of the trash enclosures, but asked Raymond to have the wording amended to accurately reflect the additional scope of work we have requested. Once the wording has been accurately amended, our Board will authorize Raymond to sign on our behalf, amending the monthly landscape maintenance costs to \$2,135 per month.
2. Proposal to install walk-on bark to cover remaining bare spots – our Board approved the proposal from BrightView in the amount of \$2,030 for an additional 20 cubic yards of walk-on bark, to cover those areas not covered in the initial application of bark. Mark asked that when delivered, the bark be dropped and stored in the main parking lot. Motion by Mark, seconded by Rachel.
3. Proposal for beautification in bare areas - our Board reviewed the proposal to improve the appearance of three bare areas, but Raymond said he would ask the BrightView rep if the work could be performed at no cost to Beachwalk.
4. Proposal to remove the bottle brush tree - The bottle brush tree that was leaning over the walkway in front of unit 4874 has been removed.
5. Response back from Cal Trans – removal of stumps on Linden Ave – reviewed by the Board.
6. It was noted that BrightView has recently assigned a new landscape maintenance site supervisor to our property. He lives in Carpinteria and should be able to provide better service to our community.
7. Mark and Kevin recently met with the BrightView landscape designer and she is preparing some information for presentation to the Landscape Committee and Board. She indicated that she would be willing and available to attend a meeting to discuss her vision for a new landscape plan for Beachwalk.

### **C. POOL – Pool heat turned back on May 11, 2018**

Our Board asked Raymond to obtain quotes for having the pool furniture refurbished.

## **VIII. MANAGER'S REPORT**

### **A. Repair & Maintenance Log**

1. Proposal to begin Deck repairs @ 4940 & 4952 Sawyer – A representative of our Board will meet with Richard of EmpireWorks to discuss the stucco work at the 4808/4810 stairwell before authorizing him to begin the final two stairwells.
2. E-mail from homeowner regarding rodents - An owner reported that rats have gained access to her garage and asked that the garage building be inspected and traps placed as appropriate. Raymond will arrange for this inspection and eradication work with Cordero Pest Control.
3. Proposal from contractors for damage to 4802 Sawyer Avenue – The unit owner is scheduled to meet with a representative of ServPro tomorrow. Raymond will share ServPro's evaluation and recommendations with the Board as soon as they are available.
4. Raymond will ask David Lopez to repair the broken rain gutters throughout the community.

### **B. Delinquency Report - attached for Board review**

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

D. Violation Appeals – Discussed in Executive Session

1. Account # 60033

Violation Hearing Verdicts – no action required.

E. Correspondence

1. Letter to Homeowner – Violation appeal – Discussed in Executive Session

**IX. OLD BUSINESS**

Raymond will contact the contractor who installed the non-matching concrete near unit 4932 to ask him how he plans to rectify the non-conforming appearance of the concrete.

Raymond will bring the mailbox brochure to the June meeting so our Board can select new mail boxes for the community.

Raymond will forward to the Board information about current certificate of deposit rates. He has gathered rate information from our existing bank as well as some local banks.

Raymond will obtain a copy of the police report for an incident that occurred over the weekend, in which some students from Isla Vista damaged one of our garage structures with their vehicle.

**X. NEW BUSINESS**

Our Board discussed the possibility of installing motorized gates at entries to both driveways.

**XI. NEXT MEETING**

The next meeting is scheduled to be held on June 25, 2018 @ 5:30 PM at the Ihop Restaurant, 1114 Casitas Pass Road, Carpinteria, CA 93010.

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

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