

**BEACHWALK HOA
BOARD OF DIRECTORS MEETING
IHOP RESTAURANT
1114 CASITAS PASS ROAD, CARPINTERIA, CA 93013
MARCH 25, 2019– 5:30 P.M.**

APPROVED

- I. CALL TO ORDER** – The meeting was called to order at 6:36 p.m.
- II. ROLL CALL** – Board members present: Mazie Chauvin, Jane McCarthy, Mark Smith and Kevin Speer. Homeowners present: Kathleen Dickey and Rachel Galvin. Spectrum representative present: Raymond Melero.
- III. HOMEOWNERS FORUM** – Homeowners made the following comments:
- An owner reported damage to the trash enclosure gate located nearest to Linden Avenue.
- An owner reported that someone had recently dumped some chairs and a large metal item in the trash enclosure between garages 4840 and 4850, and asked Raymond to please have them hauled away. Raymond agreed to contact Haul-4-Me to have the items removed.
- IV. 2019 CALENDAR and RESERVE CALENDAR** – Reviewed by the Board. Kevin recommended that we re-evaluate the schedule for gutter and downspout replacements, and plan to replace them sooner.
- V. NEW OWNER LIST** – Reviewed by the Board. One new owner listed.
- VI. APPROVAL OF MINUTES** – The regular and executive session minutes of the February 25, 2019 meeting were formally approved. Motion by Kevin, seconded by Mark.
- VII. TREASURER'S REPORT** – After a brief discussion and questions from the Treasurer, the following report was approved. Motion by Kevin, seconded by Jane.

A. Treasurer to report the following for month ending FEBRUARY 28, 2019

Beginning Balance Operating	\$116,158.14
Cash Receipts	\$24,199.53
Cash Disbursements	(\$25,442.64)
Other (Transfer/Misc. Income)	\$0.00
Interest/Dividends	\$0.00
Operating Cash Balance	\$114,915.03
Beginning Balance Savings	\$391,160.66
Cash Receipts	\$0.00
Disbursements	(\$31,698.51)
Other (Transfer/Misc.)	\$12,121.05
Interest	\$206.66
Savings Account Balance	\$371,789.86
Budgeted Reserve Liabilities	(\$371,789.86)
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 FYI

Union Bank CD+: 160K matures 3/25/19 – Mazie has re-authorized the CD renewal with the banker.

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Union Bank CD+: 75K matures 6/12/19 – Our Board asked Raymond to verify the maturity date on this second CD, as our Board had requested that this new CD also be established with a 30-day maturity. Raymond will report back to our Board with this information.

VIII. COMMITTEE REPORTS

A. ARCHITECTURAL – no architectural items at this time.

B. LANDSCAPE

1. Proposal from Arborist to trim trees throughout community – Our Board reviewed the BrightView tree-trimming proposal and noted that some of the trees in the proposal have been slated for removal during the landscape renovation project. Raymond agreed to have the BrightView maintenance group coordinate with the BrightView tree group to remove those trees from the proposal, and then resubmit it to our Board.
2. Draft Notice for landscape feedback from the community - Our Board reviewed and approved the draft memo prepared by Raymond and asked Raymond to send it out in a special mailing to the owners.
3. Specific trees in the community are scheduled for removal by the BrightView tree group on April 11 & 12th – these are the bottlebrush trees along the driveway behind units 4880 through 4886, which are damaging our asphalt; as well as the tree in front of unit 4862. Our Board asked Raymond to notify BrightView that we also want the tree roots treated and killed, to prevent their continued growth.
4. Mark asked Raymond to contact BrightView about the condition of some of the new plant materials near unit 4848/4858, which appear to be struggling and may not be getting enough water.
5. Mark reported to our Board that he has been attempting to contact Bruce Reed, the head of horticulture at the Santa Barbara Botanical Gardens, in an attempt to obtain additional landscape design recommendations and proposals.

C. POOL

1. Selecting replacement tiles for the pool work – Our board reviewed several pool tile samples provided by Raymond and agreed on sample number 3. Raymond will notify Aqua Creations of our selection.

IX. MANAGER'S REPORT

A. Repair & Maintenance Log

1. The deck and stairwell repairs near units 4940 & 4952 have been tabled until after completion of the repairs at unit 4802.
2. Change Order #8 for 4802 Sawyer Avenue – reviewed by the Board. This change order is for a flooring upgrade which will be funded entirely by the unit owner.
3. Termite inspection report for 4846 Sawyer Avenue – Our board reviewed and approved the termite work at this unit.
4. Proposal for power washing buildings – this work will need to be coordinated with the landscape renovation project.
5. Our Board asked Raymond to contact QwikResponse to discuss the schedule for the flooring installation at unit 4802, and to determine whether the pod can be unloaded and removed after the new flooring is installed in the unit.

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 – none at this time.

Violation Hearing Verdicts – no action required.

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- E. Correspondence – The following correspondence was reviewed by the Board:
1. Letter from homeowner expressing their opinion of the proposed new landscape materials.
 2. Letter from homeowner regarding noise – our Board asked Raymond to send a courtesy letter to the unit owner regarding the complaint he received.
 3. Letter from homeowner expressing their concerns about various community matters.
 4. E-mail from Property manager representing unit 4912.

X. OLD BUSINESS

Discussion for community garage sale in Spring scheduled for June – Our Board reviewed some garage sale information provided by Bob Stokes, and asked Raymond to send out a notice requesting input from the community regarding the possibility of a community-wide garage sale. It was also suggested that we might want to rent a large E.J. Harrison disposal bin on the day of the sale, to allow residents to discard items that don't sell.

XI. NEW BUSINESS

Our Board discussed the possibility of establishing a new parking rule that would require “head-in-only” parking in our parking lots. There have been complaints about car exhaust entering the units when cars are parked rear-end in, as well as complaints about walkways being blocked. We asked Raymond to notify the owners of this proposed change to the Rules and request their comments and input. Our Board will discuss this further at the April 22nd meeting.

Draft 2018 Audit – Our Board agreed to review the audit prior to the April meeting, and give our input no later than the meeting date so the audit can be mailed within the required legal time frame.

XII. NEXT MEETING

The next meeting will be held on April 22, 2019 at 5:30 p.m. at the Veterans Memorial Building 941 Walnut Avenue, Carpinteria, CA 93013.

XIII. ADJOURNMENT – The meeting was adjourned at 7:45 p.m.

XIV. EXECUTIVE SESSION – Legal, Violations and Contracts.