

**BEACHWALK HOA
BOARD OF DIRECTORS MEETING
IHOP 1114 CASITAS PASS ROAD
JULY 23, 2018 – 5:30 P.M.**

- I. CALL TO ORDER** – The meeting was called to order at 5:30 p.m. by the Association President.
- II. ROLL CALL** – Board members present: Mazie Chauvin, Rachel Galvin, Jane McCarthy, Mark Smith and Kevin Speer. Homeowners present: Charles LoBue and Andre Luthard. Spectrum representative present: Raymond Melero

III. HOMEOWNERS FORUM

It was reported that a cleaning service which was hired by a unit owner has been utilizing common area water to perform cleaning services for that unit. Our Board asked Raymond to contact the company owner and inform them that in the future they must utilize water from the unit they are servicing. Raymond also agreed to publish a reminder on this topic in the next newsletter.

An owner suggested that all new owners be required to attend a board meeting to meet the Board and become orientated to the community. Our Board responded that we could not or would not mandate attendance at a Board meeting, but that we had previously asked Spectrum to send out “welcome” letters to new owners and tenants that would contain orientation-related information. Raymond will draft letters for future use.

A resident asked if there were any web-based communication platforms established specifically for Beachwalk owners and residents. Our Board responded that there is an existing “Next-Door” site that some people utilize, and that Beachwalk does have an established website, but that there is currently no site established specifically for communications amongst Beachwalk residents.

- IV. 2018 CALENDAR – RESERVE CALENDAR** – The calendars were reviewed by the Board.
- V. NEW OWNER LIST** – No new owners reported.
- VI. APPROVAL OF MINUTES** – The regular and executive session minutes of the June 25th meeting were approved by the Board. Motion by Mark, seconded by Kevin.
- VII. TREASURER’S REPORT** – The following Treasurer’s Report was approved by the Board. Motion by Kevin, seconded by Mazie.

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

Beginning Balance Operating	\$101,551.05
Cash Receipts	\$29,290.00
Cash Disbursements	(\$18,733.77)
Other (Transfer/Misc. Income)	(\$761.13)
Interest/Dividends	\$0.00
Operating Cash Balance	\$111,346.15
Beginning Balance Savings	\$358,775.04
Cash Receipts	\$0.00
Disbursements	(\$1,700.00)
Other (Transfer/Misc.)	\$11,768.00
Interest	\$194.61
Savings Account Balance	\$369,037.65
Budgeted Reserve Liabilities	(\$369,037.65)
Reserve Account Overage/Shortage	\$0.00

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"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 – Raymond reported that, as requested by our Board, an additional \$80,000 had been successfully moved from our reserve account to our existing CD at UnionBanc. Raymond further informed our Board that UnionBank has a new policy that requires monthly communication with and authorization by an officer of the Association to continue to roll the CD at maturity. Mazie agreed to be the point of contact with UnionBank to continue to authorize the roll on a monthly basis.

VIII. COMMITTEE REPORTS

A. ARCHITECTURAL

1. Letter from owner - restore building wall due to eye hooks – Discussed during Executive Session.
2. Request from 4816 Sawyer for Security Screen door – The owner has obtained the required signatures on their Architectural Modification Request form and has approval to move forward with their screen door installation.

B. LANDSCAPE

1. E-mail from Brandon of BrightView Landscape regarding response of unit owner to landscape maintenance actions requested by our Board. Our Board discussed the content of Brandon's email, and agreed that unit owners are not to interfere with the work of the landscape crews, which are directed by our Board and/or the Landscape Committee. Our Board asked Raymond to contact the resident of the unit and inform her of this policy and ask her to please not interfere with their work in the future. Raymond will also contact Brandon and make him aware of our Association's policy in this regard.
2. E-mail from homeowner regarding recent removal of trees – Our Board discussed the content of this unit owner's email, and the fact that all of the tree removals that have taken place of late were done at the recommendation of the BrightView arborist, because they were either diseased or potential liability issues for the Association; and that there are quite a number of additional trees that need to be removed because of their size and proximity to our structures. Our Board agreed that although tree removals can be difficult and painful, we also cannot ignore the fact that many of our trees were originally planted much too close to our structures and have grown to such a size that some have become potential threats to the well-being of our structures and foundations. Our Board agreed that there will be additional tree removals, and that we will carefully weigh the advantages of keeping those trees against any threats they pose. Our Board is also in the process of developing a landscape improvement/replacement plan, and our existing trees and/or replacement trees will be taken into consideration in connection with that plan. Our Board asked Raymond to respond to the unit owner regarding her email.
3. Proposal to update the monument sign plants – Our Board discussed the BrightView proposal for seasonal color plants at the monument sign, and asked Raymond to ask BrightView to submit a revised proposal for some type of succulent that would be appropriate and that would complement the coloring of our sign.
4. Proposal to trim pepper tree near 4852 Sawyer Avenue – Our board discussed this BrightView proposal which had been obtained at the request of the unit owner. Mark agreed to meet with the arborist to obtain more information and hear their recommendations about this tree.
5. The Landscape Committee decided to conduct the first meeting of the Landscape Committee on Monday, August 13th at 5:30 p.m. at IHOP. Raymond will notify the owners and contact IHOP to make arrangements for the meeting room.

C. POOL

1. There was a discussion about the pool fence needing to be replaced rather than painted.
2. There was a discussion about pool furniture repair/replacement, which our Board agreed to discuss further and take action on early next year before the pool heater is turned back on.
3. It was suggested that we might want to purchase covers for the pool furniture to protect it during the off-season and help extend its useful life.
4. Raymond reported that all of the pool-related items called out in the Environmental Health inspector's recent inspection report and been rectified and/or implemented by Hamid of Poolmasters.

IX. MANAGER'S REPORT

A. Repair & Maintenance Log

1. Proposal to begin Deck repairs @ 4940 & 4952 Sawyer – Our Board agreed to begin discussions about repairs to the final two stairwells after another major project that is currently in progress is completed.
2. Estimate for mailbox replacements – Our Board discussed briefly the purchase of new mailboxes and agreed on a color and the appropriate mailbox groupings at both locations, but no final purchase decisions were made.
3. 2018-2019 Earthquake Insurance Renewal – Our Board reviewed the proposal but agreed that we could not accept it due to a large decrease in critical coverage. We asked Raymond to contact Steve Reich Insurance Agency to obtain a more suitable proposal that maintains our existing coverage. Raymond will forward the revised proposal(s) to our Board via email, so we can review it and take a vote in time to meet the August 1st renewal deadline.
4. Change-order contract from QwikResponse for repairs to 4802 Sawyer Avenue – Work on this project began July 17, 2018, and QwikResponse submitted a change-order proposal based on what they have found so far. Our Board voted unanimously to approve the QwikResponse proposal # QR11616-RPR-1 in the amount of \$4,627.96, to allow them to continue their work. Motion by Mark, seconded by Mazie.

B. Delinquency Report – reviewed by the Board.

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

C. Violation Log – Reviewed by the Board – Discussed during Executive Session.

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

D. Violation Appeals – Reviewed during Executive Session

1. 4874 Sawyer Avenue

Violation Hearing Verdicts – no action required.

E. Correspondence

Request from Homeowner – Removal of late fee – Discussed during Executive Session.

E-mail from Homeowner – Incident in main parking area - Reviewed by our Board.

X. OLD BUSINESS

XI. NEW BUSINESS

Proposals for Power Washing buildings – Our Board discussed the proposals for power-washing, but asked Raymond to ask the contractors to revise their bids to include power-washing of the roofs as well as the stucco portions of the residence structures.

XII. NEXT MEETING

The next meeting is scheduled to be held on August 27, 2018 @ 5:30 PM at the IHOP Restaurant, 1114 Casitas Pass Road, Carpinteria, CA 93010.

XIII. ADJOURNMENT – The meeting was adjourned at 7:20 p.m.

XIV. EXECUTIVE SESSION – Legal, Violations and Contracts