

**BEACHWALK HOA
BOARD OF DIRECTORS MEETING
IHOP 1114 CASITAS PASS ROAD
AUGUST 27, 2018 – 5:30 P.M.**

APPROVED
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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, Jane McCarthy and Mark Smith. Spectrum representative present: Raymond Melero. Homeowners present: John and Carole Davis, Andre Luthard, Anthony and Sharon Marotta, and Kirk Miller.

III. HOMEOWNERS FORUM

The trash dumpster located in the trash enclosure between garages 4840 and 4850 has a broken lid and needs to be replaced. Raymond will ask E. J. Harrison to replace the dumpster.

A homeowner asked if he could install a retractable screen door on his unit front door and a brief discussion followed. The owner was asked to submit an architectural review form for further review by the full Board.

A homeowner reported that the information posted at the Association's website is not being kept current. Our Board asked Raymond to ensure that the information posted at the site is up to date.

Owners of one unit reported that the trash can in the pool enclosure area recently contained wine bottles and broken glass, even though glass bottles are not permitted in the pool area. They also reported having found broken glass on the pool deck. A board member responded that the trash can had recently been accidentally overturned during a pool fence inspection, which may have been the source of the broken glass; and that BrightView has been contracted to empty the trash can on a weekly basis.

An owner reported that the pool furniture is extremely dirty and offered to clean it, following the guidelines given her by the Water District. Our Board responded that we will be replacing or refurbishing the pool furniture in the near-future.

An owner informed our Board that some of the planted pots in the pool area are in good condition, but others are not.

Owners of one unit asked for an update on the status of the ongoing repairs at their unit and Raymond and our Board provided them with updates. Kirk Miller, a resident general contractor, generously offered to review the situation at this unit and meet with the structural engineer while they are on-site next week.

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

V. NEW OWNER LIST - No new owners reported.

VI. APPROVAL OF MINUTES - The minutes of the July 23, 2018 regular and executive sessions 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 JULY 2018

Beginning Balance Operating	\$111,346.15
Cash Receipts	\$27,282.28
Cash Disbursements	(\$28,430.15)
Other (Transfer/Misc. Income)	\$1,091.65
Interest/Dividends	\$0.00
Operating Cash Balance	\$111,289.93

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Beginning Balance Savings	\$369,037.65
Cash Receipts	\$0.00
Disbursements	(\$6,560.00)
Other (Transfer/Misc.)	\$11,768.00
Interest	\$207.72
Savings Account Balance	\$374,453.37
Budgeted Reserve Liabilities	(\$373,324.57)
Reserve Account Overage/Shortage	\$1,128.80

"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 Renewal – Mazie reported having spoken with the UnionBanc representative to roll the CD for another 30 days.

VIII. COMMITTEE REPORTS

A. ARCHITECTURAL

1. Letter from owner - restore building wall due to eye hooks – no letter was included.

B. LANDSCAPE

1. Letter to Homeowner regarding interference with landscape crew – reviewed by the Board.
2. Proposal to add drought tolerant plants near unit 4864 – tabled for discussion at September meeting.
3. Proposal install Arbutus Marina Tree behind pool – Our Board asked Raymond to contact BrightView to determine whether this tree produces excessive debris, as reported by one unit owner. Tabled for further discussion at the September meeting.
4. Proposal to renovate phase -1 of community landscape – Mark updated everyone on the status of the landscape upgrade plans, and our Board reviewed the phase-1 proposal submitted by BrightView which includes the conversion of all of the phase-1 planted beds to drip irrigation. There are still many decisions to be made regarding plant material selections, lawns, and trees. Mark plans to conduct another meeting of the Landscape Committee and all interested parties in September. The meeting date and time will be announced.
5. Proposal to renovate drip system in Phase 1 of community – reviewed by the Board.
6. Email from Brandon regarding Arbutus Marina tree behind pool – reviewed by the Board.
7. Raymond submitted a BrightView proposal to add a Bougainvillea at unit 4848 to enhance privacy. Raymond will ask BrightView to contact and meet with the unit owner to discuss this further.
8. Our Board approved the yearly renewal of the WeatherTrak cloud service for the irrigation controllers at a total cost of \$470.00. Motion by Jane, seconded by Mark.

C. POOL

1. Proposals to replace/repair pool fence – The two proposals provided were to repair the pool fence, but our Board agreed that the fence needs to be completely replaced, and asked Raymond to obtain quotes for full replacement.

IX. MANAGER'S REPORT

A. Repair & Maintenance Log

1. Proposal to begin Deck repairs @ 4940 & 4952 Sawyer – project postponed pending completion of repairs at unit 4802.
2. Estimate for mailbox replacements – tabled for further discussion when full Board is present.
3. Request from Homeowner at 4802 Sawyer – Reviewed by the Board.
4. Contract from QwikResponse for repairs to 4802 Sawyer Avenue - Work is ongoing.
5. Letter to contractor – Water Usage – Reviewed by the Board.

B. Delinquency Report – Reviewed by the Board

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

C. Violation Log – **PRINT LOG BY ADDRESS** – Reviewed by the Board.

1. Correspondence sent to individual homeowners regarding their specific violation

D. Violation Appeals

4912 Sawyer Avenue – Discussed in Executive Session.

Violation Hearing Verdicts – none included.

E. Correspondence

Letter to Homeowner – Removal of late fee – Reviewed by the Board.

E-mail from Homeowner – Reviewed by the Board.

X. OLD BUSINESS

Power washing of all buildings – Our Board asked Raymond to obtain additional quotes and forward them to our Board for review. Raymond mentioned that he was still waiting for a quote from David Lopez of Way-Stoked Construction.

XI. NEW BUSINESS

Installation of vehicle gates – discussion tabled pending receipt of proposals.

Estimate for parking permit signs – Our Board decided that parking permits would only be effective if we had a parking lot monitor.

Estimate for parking permits – reviewed by the Board.

Proposal for 2018 FYE Audit – Our Board voted to enlist the services of Owens, Moskowitz and Associates, Certified Public Accountants, to perform our yearly full audit and tax preparation services, at a cost of \$1,575.

XII. NEXT MEETING

The next meeting is scheduled to be held on Monday, September 24, 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