

**BEACHWALK HOA
BOARD OF DIRECTORS MEETING
IHOP 1114 CASITAS PASS ROAD
FEBRUARY 26, 2018 – 6:00 P.M.**

APPROVED

- I. CALL TO ORDER.** Meeting was called to order at 6:00 p.m.
- II. ROLL CALL:** Board members present - Jane McCarthy, Mazie Chauvin, Mark Smith and Kevin Speer. Spectrum Representative, Raymond Melero. Homeowners present – Charles LoBue, Jill Friedman and Kirk Miller.
- III. HOMEOWNERS FORUM (limit to 15 minutes)**
- 1- Why was the tree between 4872 and 4874 removed? Arborist had examined and determined that tree was diseased.
 - 2- Bottle Brush tree in front of 4874 is leaning over the sidewalk and appears to be a hazard. Board agreed the tree should be removed.
 - 3- Questioned landscaping plans: Mark reported that an intern program from CalPoly was attempted. Failing that, the Board is reaching out to homeowners and professional landscape companies for input. Kirk Miller agreed to join the committee, which includes Jay Galvin and Mark Smith.
 - 4- Board president reported that the landscaping revitalization has been postponed in order to raise required revenue. The reserve funds were reduced by required maintenance such as painting the complex, asphalt driveways/parking area, extermination of complex and increased insurance coverage due to FEMA flood plan report. Additionally, unexpected major expenses regarding structural damage and repair to four units required due to changes in the code since the complex was built in 1984-1985.
 - 5- Homeowner reported that his car had been broken into (in the parking lot). Keys were stolen along with some documents. He had to replace all of his locks. Police report filed and he was informed that other vehicles along Sawyer had been vandalized.
 - 6- Homeowners were advised to lock all vehicles and units as there have been reports of people attempting to gain access to some units via patio doors.
 - 7- Homeowners were reminded to sign up for emergency alerts at <http://readysbc.org>, and that a power outage will affect garage door openers requiring residents to use their key to open the garage door.
- IV. 2018 CALENDAR – RESERVE CALENDAR – Reviewed by the Board**
- V. NEW OWNER LIST - None**
- VI. APPROVAL OF MINUTES:** November 2017 Minutes were reviewed, motion to approve: Mark, second Kevin.

TREASURER'S REPORT: Reviewed by Board and corrections required for December and January. Motion to approve with corrections made by Mazie, second by Mark.

A. Treasurer to report the following for month ending NOVEMBER 2017

Beginning Balance Operating	\$81,914.45
Cash Receipts	\$23,259.00
Cash Disbursements	(\$22,502.51)
Other (Transfer/Misc. Income)	(\$426.00)
Interest/Dividends	\$0.00

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Operating Cash Balance	\$82,244.94
Beginning Balance Savings	\$324,404.49
Cash Receipts	\$0.00
Disbursements	(\$1,814.88)
Other (Transfer/Misc.)	\$9,383.00
Interest	\$88.53
Savings Account Balance	\$332,061.14
Budgeted Reserve Liabilities	(\$332,061.14)
Reserve Account Overage/Shortage	\$0.00

Treasurer to report the following for month ending **DECEMBER 2017**

Beginning Balance Operating	\$82,244.94
Cash Receipts	\$25,635.50
Cash Disbursements	(\$22,315.94)
Other (Transfer/Misc. Income)	\$0.00
Interest/Dividends	\$0.00
Operating Cash Balance	\$85,564.50
Beginning Balance Savings	\$332,061.14
Cash Receipts	\$0.00
Disbursements	(\$15,810.12)
Other (Transfer/Misc.)	\$9,383.00
Interest	\$88.35
Savings Account Balance	\$325,722.37
Budgeted Reserve Liabilities	(\$325,722.37)
Reserve Account Overage/Shortage	\$0.00

Treasurer to report the following for month ending **JANUARY 2018**

Beginning Balance Operating	\$85,564.50
Cash Receipts	\$31,301.25
Cash Disbursements	(\$31,695.06)
Other (Transfer/Misc. Income)	\$0.00
Interest/Dividends	\$0.00
Operating Cash Balance	\$85,170.69
Beginning Balance Savings	\$325,722.37
Cash Receipts	\$0.00
Disbursements	\$1,428.00
Other (Transfer/Misc.)	\$11,768.00
Interest	\$105.60
Savings Account Balance	\$339,023.97
Budgeted Reserve Liabilities	(\$339,023.97)
Reserve Account Overage/Shortage	\$0.00

"I have reviewed all bank reconciliations for operating and reserve accounts as provided by Spectrum Property Services, in accordance with, Section Civ. Code §5500, California Civil Code"

VII. COMMITTEE REPORTS – Limited to 5 minutes each

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A. ARCHITECTURAL -

1. Letter to owner - restore building wall due to eye hooks. Sent to Legal counsel - ongoing
2. 4906 Sawyer Avenue – Windows – Architectural request, reviewed and approved.

B. LANDSCAPE –

1. Proposal from Brightview – Clean up and removal of Ash.
2. Landscaping Quality Site Assessment.
3. Proposal to remove diseased and dead shrubs. Approved and completed.
4. Proposal to remove Pear Tree at 4802 completed.
5. Proposal to install seasonal colored plants to monument sign completed.
6. Removal of the ash clean up
7. Discussion on installation of Bark throughout community to bare spots

The following was discussed by all present:

Ash clean-up was not done in accordance with recommendations by Office of Emergency Management which included sweeping and bagging all ash.

Removal of diseased and dead shrubs has left major areas of the complex bare.

Approved installation of premium “walk-on bark” throughout the community should be done as soon as possible.

There appears to be considerable time-lag between Board approval of items and the completion. Discussion regarding how that can be shortened: For example, the cable for the Stone Pine tree, which was approved in November, 2017 is incomplete as of this meeting.

The seasonal plants at the monument sign are insufficient or were planted at the wrong time of year, and suggested review of the results.

Members agreed that cleanup of the walls from tree debris should be completed by the landscape company as opposed to hiring another company for this process.

The flowering hedge in front of unit 4854 is hanging out too far over the walkway and needs to be pruned back.

The area outside our perimeter wall on Linden Avenue has not been cleaned up. Raymond will contact Dave at CalTrans again and request that this work be completed.

C. POOL –

1. Pool Heat off

VIII. MANAGER’S REPORT

A. Repair & Maintenance Log

1. Deck repairs - ongoing
2. Proposal from Contractors for damaged to 4802 Sawyer Avenue. Raymond is working to obtain two additional proposals for this work.
3. E-mail from Structural Engineer – 4802 Sawyer Avenue
4. Response from Homeowner – Water Softener
5. Letter to Homeowner – Water Softener
6. Proposal for gutter cleaning. This work has begun.

B. Delinquency Report - attached for Board review

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

C. Violation Log – **PRINT LOG BY ADDRESS** - FOR BOARD REVIEW

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

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D. Violation Appeals – FOR BOARD REVIEW

1. Account # 60022

Violation Hearing Verdicts –

E. Correspondence –

1. E-mail from Homeowners – Ash Clean-up
2. E-mail from Homeowner – Deck
3. Request from Homeowner – Removal of late fee

IX. OLD BUSINESS

The Board asked Raymond for an update on the non-matching concrete that was installed near 4932. The contractor seems to think he can make it match, but our Board told Raymond we want to know how he proposes to make it match before he begins any work.

X. NEW BUSINESS

Discussion on adding flood insurance coverage for two additional buildings that had recently been identified as being in the newly-designated Extreme Hazard Zone. Raymond will obtain the price per building from Steve Reich.

Our Board discussed the possibility of forming some type of disaster preparedness committee specific to Beachwalk but decided that owners and residents should rely solely on the emergency and disaster information that is being disseminated by the local public authorities.

Raymond distributed hard copies of the final 2018 Reserve Study to the Board.

XI. NEXT MEETING

The next Meeting will be a rescheduled annual Board meeting and is scheduled to be held on March 26, 2018 @ 6:00 PM at the Ihop Restaurant, 1114 Casitas Pass Road, Carpinteria, CA 93010.

XII. ADJOURNMENT – Meeting adjourned at 8:04 p.m.

XIII. EXECUTIVE SESSION – Legal, Violations and Contracts