

**BEACHWALK HOA  
BOARD OF DIRECTORS MEETING  
VETERANS MEMORIAL BUILDING  
941 WALNUT AVENUE, CARPINTERIA, CA 93013  
JANUARY 28, 2019– 5:30 P.M.**

**APPROVED**

- 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 and Mark Smith. Homeowners present: John and Carole Davis, Kathleen Dickey, John and Anjum Fitch, and Bob and Kathi Stokes. Spectrum representative present: Raymond Melero.
- III. **HOMEOWNERS FORUM** – Input from homeowners was as follows:

Homeowners commented on the appearance of the new wrought iron pool fence and thanked the Board.

An owner commented on the condition of the large stone pine tree located near her unit and asked that it be re-evaluated for structural soundness and possible maintenance. Our Board asked Raymond to have the tree inspected by the arborist.

New owners who were present expressed their delight over their new residences and their excitement over being able to live in the community.

An owner reported having been notified by the Carpinteria Water District that her water meter is leaking on the District's side of the meter, and that repairs are scheduled for Tuesday, January 29<sup>th</sup>. The District told her that the repairs will involve the removal and replacement of some asphalt located near the meter. She asked them to please be sure to do a good job patching the asphalt, since it was just recently replaced at considerable expense.

One owner reported that the landscape crew has been blowing leaves towards his front door and creating an issue for him there. Raymond will ask BrightView to make appropriate adjustments.

- IV. **2019 CALENDAR** – Reviewed by the Board.
- V. **NEW OWNER LIST** – No resales listed, 11/1/18 through 1/23/19.
- VI. **APPROVAL OF MINUTES** – The regular and executive session minutes of the November 26, 2018 meeting were formally approved. Motion by Mark, seconded by Rachel.
- VII. **TREASURER'S REPORT** – The Treasurer's Reports were approved. Motion by Mark, seconded by Jane.

A. Treasurer to report the following for month ending **NOVEMBER 2018**

Beginning Balance Operating	\$107,123.42
Cash Receipts	\$26,156.03
Cash Disbursements	(\$23,948.15)
Other (Transfer/Misc. Income)	\$877.13
Interest/Dividends	\$0.00
Operating Cash Balance	\$110,208.43
Beginning Balance Savings	\$408,763.71
Cash Receipts	\$0.00
Disbursements	(\$0.00)
Other (Transfer/Misc.)	\$11,768.00
Interest	\$200.29
Savings Account Balance	\$420,732.00
Budgeted Reserve Liabilities	(\$420,732.00)
Reserve Account Overage/Shortage	\$0.00

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

Beginning Balance Operating	\$110,208.43
Cash Receipts	\$25,515.19
Cash Disbursements	(\$24,504.39)
Other (Transfer/Misc. Income)	\$112.18
Interest/Dividends	\$0.00
Operating Cash Balance	\$111,331.41
Beginning Balance Savings	\$420,732.00
Cash Receipts	\$0.00
Disbursements	(\$15,850.00)
Other (Transfer/Misc.)	\$11,768.00
Interest	\$206.72
Savings Account Balance	\$416,856.72
Budgeted Reserve Liabilities	(\$416,856.72)
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 **RENEW FOR ANOTHER 30 DAYS** – Mazie will communicate with the banker our desire to renew the CD for an additional 30 days.

Our Board also directed Raymond to establish a new CD from the reserve account in the amount of \$75K, to maintain our deposits within the FDIC insurance limits.

## **VIII. COMMITTEE REPORTS**

A. ARCHITECTURAL – No items for review at this time.

B. LANDSCAPE

1. Revised Proposal to renovate landscaping within community - Our Board had previously requested that a sampling of the landscape materials proposed by Brightview for the new drought-tolerant landscape be installed at unit 4858 so that owners can view the types of plants BrightView is recommending and register their approval, disapproval, comments and input. The proposal to install the sample landscape, in the amount of \$4,366.94, was included in the agenda packet. Our Board asked Raymond to have BrightView proceed with the installation of the sample landscape materials at unit 4858.

2. Our Board asked Raymond to contact the BrightView tree care division and ask them to perform a new review of all trees on the property and develop a new tree-trimming proposal.

3. Our Board discussed the fact that there are some trees that have become very mature that are located too close to our structures and will need to be removed. We agreed that some should be removed ahead of the landscape renovation project and asked Raymond to have BrightView help us determine which trees were recommended for removal by the arborist. Of special concern to some are the bottlebrush trees located on the driveway immediately adjacent to units 4880-4886.

A discussion ensued about other trees that various homeowners might want removed for various reasons. Mark stated that he thought we should limit the tree removals to only those trees that have been recommended for removal by the arborist, and the Board agreed; but some of those present clearly indicated they would like to have further discussions about the possibility of removing additional trees that they consider to be a nuisance.

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C. POOL

1. Proposal to re-plaster and remodel the pool – Our Board reviewed two proposals for the pool replastering/remodel and approved the proposal from Aqua Creations in the amount of \$22,377. Our Board is expecting this work to be completed before the pool heater is turned on in the Spring. Motion by Jane, seconded by Rachel.
2. Estimate to re-do the plumbing for pool – not available at meeting time. Hamid will supply.
3. Raymond reported having contacted the Health Department about the necessity of the diarrhea sign on the pool gate, and they told him that the sign must remain posted.
4. Our Board discussed the fact that the pool sign inside the pool enclosure contains information that is in conflict with the Rules and asked Raymond to enlist the services of PeachTree to provide us with a sign that actually reflects Association's Pool Rules.

IX. MANAGER'S REPORT

A. Repair & Maintenance Log – Reviewed by the Board

1. Proposal to begin deck repairs at 4940 & 4952 Sawyer – tabled until further notice.
2. Proposal for the gutter, downspout and garage roof cleaning – Four proposals from Way Stoked Construction were previously unanimously approved via email, and the work is scheduled to commence on February 4<sup>th</sup>, weather permitting. A flyer/notice about this work was mailed to all residents.
3. Information pertaining to 4802 Sawyer Avenue – Raymond provided an update to the Board. The concrete replacement work at the unit has passed inspection by the City, and QwikResponse is currently working on a proposal for the restoration work and an estimated completion date. Raymond will continue to forward updates to the Board and the unit owner as they become available.
4. Parking Permits & Signs – The new "Tow-Away Zone" signs have been installed at both driveway entrances. Raymond has received the parking stickers (for owners/residents) and placards (for guests) that will be distributed by Spectrum shortly. Our Board decided that we would ask Spectrum to issue a maximum of two parking stickers (for residents) to the apartment-style units, a maximum of three parking stickers (for residents) to the townhome-style units, and one guest placard to each unit owner. To obtain the new parking stickers, owners and/or residents will have to register their vehicles with Raymond. Information for specific vehicles will be tied to specific, numbered parking stickers. Parking stickers will be applied to the lower-right rear window of the vehicle. The cost to replace a lost guest placard will be \$50.
5. Painting of three monument signs – this work was approved and is awaiting scheduling by Way Stoked.
6. Proposal for power washing buildings – Our Board agreed that the power washing work will need to be coordinated with the landscape renovation work to ensure the best possible outcomes.

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* – Reviewed by the Board.

1. Correspondence sent to individual homeowners re their specific violation – Reviewed by the Board.

D. Violation Appeals

4886 Sawyer Avenue – Stored items – reviewed and discussed by the Board during executive session.

Violation Hearing Verdicts – No action required.

E. Correspondence –

1. Request for POD from unit 4904 – Approved by the Board via email.
2. Request for POD from unit 4874 – Approved by the Board via email.
3. Information regarding vehicle – Reviewed by the Board.

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**X. OLD BUSINESS**

Our Board discussed the fact that PowerHouse construction had not completed the painting of the new pool fence. Raymond will contact PowerHouse and inform them that they will not receive their check until the work is completed as agreed upon.

Our Board discussed the fact that Complex Solutions omitted \$150K in funding from the reserve study for the estimated unit 4802 repairs, and basically provided us with inaccurate information for our 2019 budget process and reserve funding. It's unacceptable to our Board that this funding was omitted, as the omission will negatively impact our budgeting and reserve fund balances for the next several years unless it's corrected. Our Board asked Raymond to work with Complex Solutions to get the reserve study revised. If they refuse to do so, then our Board will move forward with a new reserve study prepared by a different company during 2019 so our funding will be on track going forward.

**XI. NEW BUSINESS**

A revised Annual Meeting Notice was mailed January 22, 2019, with the annual election materials.

Veterans Memorial Building Application – Reviewed by the Board. Jane asked Raymond to provide the City with her correct phone number.

Discussion for Community Garage Sale – Our Board discussed the prospect of having a community-wide garage sale sometime in April. We will allow people to sell items directly from their garages and will block off the driveways to keep vehicles out of the driveways. The exact date will be set at a later meeting. We also discussed the possibility of providing a large dumpster, or charitable pickups for those who wish to dispose of or donate unwanted items that don't sell. More discussions will follow.

**XII. NEXT MEETING**

The next meeting is scheduled to be held on February 25, 2019 @ 5:30 PM at the Veterans Memorial Building 941 Walnut Avenue, Carpinteria, CA 93013.

**XIII. ADJOURNMENT** – The meeting was adjourned at 7:15 p.m.

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