

**BEACHWALK HOA
BOARD OF DIRECTORS MEETING
IHOP - 1114 CASITAS PASS ROAD
NOVEMBER 26, 2018 – 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, Mark Smith and Kevin Speer. Spectrum representative present: Raymond Melero. Homeowners present: Charles LoBue, Anthony and Sharon Marotta, and Bob and Kathi Stokes.

III. HOMEOWNERS FORUM

Our Board updated the owners of unit 4802 on the progress of the repairs taking place at their unit. The structural engineer has committed to hand-carry the revised plans to the City of Carpinteria on Thursday, November 29th. Mark will alert the City and will also ask them for an anticipated time-frame for plan approval. Once the plans are approved, Raymond will ask QwikResponse to provide a start date, an anticipated completion date, and specific time frames for completion of various identifiable project milestones. Raymond will continue to provide our Board and the unit owner with more information as it becomes available.

A homeowner commented on the appearance of the new pool fence and expressed their appreciation to the Board.

A homeowner volunteered to donate two large clay pots for use in the pool enclosure, should BrightView determine that any of the existing plants there need to be transferred to larger pots.

New owners introduced themselves to the Board and expressed their delight over their plans to move to Beachwalk shortly.

- IV. 2018 CALENDAR – RESERVE CALENDAR** – Reviewed by the Board.
- V. THE NEW OWNER LIST** – Indicated new owners at one unit this month.
- VI. APPROVAL OF MINUTES** – The minutes of the October 22, 2018 meeting were formally approved. Motion by Kevin, seconded by Rachel.
- VII. TREASURER'S REPORT** – The following report was approved. Motion by Kevin, seconded by Jane.

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

Beginning Balance Operating	\$110,907.49
Cash Receipts	\$28,519.09
Cash Disbursements	(\$32,303.16)
Other (Transfer/Misc. Income)	\$0.00
Interest/Dividends	\$0.00
Operating Cash Balance	\$107,123.42
Beginning Balance Savings	\$396,741.71
Cash Receipts	\$0.00
Disbursements	(\$0.00)
Other (Transfer/Misc.)	\$11,768.00
Interest	\$254.00
Savings Account Balance	\$408,763.71
Budgeted Reserve Liabilities	(\$408,763.71)
Reserve Account Overage/Shortage	\$0.00

000004

"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 contact the bank to authorize the renewal.

VIII. COMMITTEE REPORTS

A. ARCHITECTURAL

1. Request from 4844 Sawyer Avenue – retractable screen – owner obtained the required signatures and the installation had already been approved by our Board pending receipt of the appropriate signatures.

B. LANDSCAPE

1. Revised Proposal to renovate landscaping within community – Mark distributed enlarged, color-coded plot maps of the phase one plan submitted by BrightView. After a discussion, our Board decided to ask BrightView to proceed with a test area on two sides of unit 4858, one with full-sun exposure and one with less sun exposure, where they will install samples of the plant materials they are recommending for the project. This will allow Board members and owners to review the proposed plant materials and provide their reactions and input.
2. Proposal for Fall tree-trimming – The fall tree-trimming will be completed by the BrightView tree group and is scheduled for the second week of December. Raymond will notify the owners and residents in advance of the start date.
3. On November 7th, all of the common area fire extinguishers were inspected and/or serviced, and one was replaced. This work is performed annually by Joy Equipment Projection.
4. Raymond will ask BrightView to trim the bush in front of unit 4854 that is hanging over the walkway.
5. Raymond will ask BrightView to trim the large flax plant in front of units 4852/4854 that is hanging over the walkway.
6. Raymond will ask David Lopez to provide our Board with a proposal for the annual exterior gutter and downspout cleaning. Those residents who wish to have the gutters and downspouts in their atrium patios cleaned will once again be able to make arrangements for that work by contacting David directly. Raymond will email the proposal to the Board for approval.
7. Raymond will provide our Board with the location of drought-tolerant landscape work done by BrightView near "The Collection" in Oxnard, so those Board members who wish to go view it may do so.

C. POOL

1. Proposal to replace pool fence – most of the work is completed; however, Raymond will notify PowerHouse Construction that the metal mesh that was installed on and adjacent to the pool gate must be painted properly before payment will be issued.
2. The pool heater has been turned off for the winter.
3. Our Board asked Raymond to obtain a proposal from Hamid of PoolMasters for resurfacing the pool. Raymond will forward the proposal to our Board via email for approval.
4. Our Board asked Raymond to ask David Lopez to submit a proposal for cleaning the pool furniture.
5. Now that the pool fence has been installed, Jane will re-attach the key safe to the new fence.
6. Raymond will check with the Health Department to determine if one of signs on the pool gate is actually required or could be removed.

IX. MANAGER'S REPORT

A. Repair & Maintenance Log

1. Proposal to begin deck repairs @ 4940 & 4952 Sawyer – tabled pending completion of the work at unit 4802.

000005

2. The new mail boxes are on order. The installation work will be done by David Lopez and coordinated with the post office. Raymond will find out whether new mailbox keys will be distributed at/by the post office, or if residents will be required to pick them up at Spectrum.
3. Emails to the City of Carpinteria and request from structural engineer to proceed with plans 4802 Sawyer – reviewed by the Board.
4. Apology letter to neighboring property – reviewed by the Board.
5. Letter to homeowner regarding stair handrailing – reviewed by the Board.
6. Parking Permits & Signs – after a discussion, our Board decided to move forward with parking stickers for residents, and parking placards for their guests. Parking stickers will be assigned to specific vehicles and applied to the lower rear window of the vehicle. New signs will be purchased for each parking lot indicating that vehicles without valid permits will be towed at the owner's expense. Mazie will check into the current status of Colson's towing. Motion by Mark, seconded by Rachel.
7. Painting of the three monument signs has been approved and is pending.
8. Proposal for power washing buildings – Our Board discussed the power washing of the roofs and buildings and agreed that this work will need to be coordinated between the power washing and landscape contractors to ensure the best outcomes.

B. Delinquency Report – Reviewed by the Board.

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

C. Violation Log – By Address – Reviewed by the Board

1. Correspondence sent to individual homeowners regarding their specific violation – reviewed by the Board.

D. Violation Appeals – Reviewed by the Board

4834 Sawyer Avenue – Truck in parking lot.

Violation Hearing Verdicts – No action required.

E. Correspondence – None at this time.

X. OLD BUSINESS

Installation of vehicle gates - Raymond met with Jeff Ball of Perimeter Security on November 13, 2018 and requested a proposal for installation of a gate system. The proposal will not be available until the beginning of December, 2018.

XI. NEW BUSINESS

Request from the new homeowner at 4864 Sawyer Avenue – FHA/VA loan approval request – After a discussion, our Board decided that we would not be able to accommodate the request made by this homeowner.

Changing meeting location back to Veterans Memorial Building (\$220 for entire year for meeting room) – After a discussion, our Board decided to move our monthly meetings back to the Veterans Hall, since IHOP was considering a steep increase in the fee for the use of their meeting room effective next year. The move back to the Veterans Hall will take place effective with the January 2019 meeting. Motion by Mark, seconded by Mazie.

Notice from E.J. Harrison – Holiday Christmas tree pick up – Reviewed by the Board. Raymond will notify residents of the pick-up date, and where to dispose of their trees.

000006

XII. NEXT MEETING

There will not be a meeting in December. The next meeting is scheduled to be held on January 28, 2019 @ 5:30 PM at the Veterans Memorial Hall located at 941 Walnut Avenue, Carpinteria, CA 93013. Raymond will include a notice in the statements that are mailed in December.

XIII. ADJOURNMENT – the meeting was adjourned at 7:30 p.m.

XIV. EXECUTIVE SESSION – Legal, violations and contracts.