

**BEACHWALK HOA
BOARD OF DIRECTORS MEETING
IHOP 1114 CASITAS PASS ROAD
OCTOBER 22, 2018 – 5:30 P.M.**

APPROVED

- I. CALL TO ORDER** – The meeting was called to order at 5:30 p.m. by the Association Secretary.
- II. ROLL CALL** – Board members present: Rachel Galvin, Jane McCarthy and Kevin Speer. Spectrum representative present: Raymond Melero. Homeowners present: David and Earlene deMoulpid.

III. HOMEOWNERS FORUM

Homeowners requested an explanation from the Board for the presence of the large storage container located at the Holly Lane end of the complex, and for an update on the work taking place at unit 4802. They also reported that a dangerous hole remains where a tree stump was removed at that location. Raymond will ask QwikResponse to place a safety barricade around the hole where the stump was removed.

Homeowners commented on the poor condition of the large eucalyptus trees that are located adjacent to our garage structures along the 101 freeway, and the potential danger those trees pose to our structures. These are environmentally protected CalTrans-owned trees, and CalTrans is responsible for maintaining them.

Homeowners asked about the pool fence and were told that the pool fence is scheduled for replacement shortly.

- IV. 2018 CALENDAR – RESERVE CALENDAR** – Reviewed by the Board.
- V. NEW OWNER LIST** – Reviewed by the Board, one new owner reported this month.
- VI. APPROVAL OF MINUTES** – The Board formally approved the minutes of the September 24, 2018 meeting. Motion by Rachel, seconded by Kevin.
- VII. TREASURER'S REPORT** – The Board approved the following report with one correction requested by Kevin. Motion by Jane, seconded by Rachel.

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

Beginning Balance Operating	\$103,584.71
Cash Receipts	\$27,787.71
Cash Disbursements	(\$20,464.93)
Other (Transfer/Misc. Income)	\$0.00
Interest/Dividends	\$0.00
Operating Cash Balance	\$110,907.49
Beginning Balance Savings	\$384,766.04
Cash Receipts	\$0.00
Disbursements	(\$0.00)
Other (Transfer/Misc.)	\$11,768.00
Interest	\$207.67
Savings Account Balance	\$396,741.71
Budgeted Reserve Liabilities	(\$396,741.71)
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

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CD Rates **RENEW FOR ANOTHER 30 DAYS** – Jane will ask Mazie for a report on the status of the CD renewal for this month.

VIII. COMMITTEE REPORTS

A. ARCHITECTURAL

1. Request from 4844 Sawyer Avenue – Retractable screen door as of 10/15/18 – Homeowner reported that he has not been able to obtain signatures of neighboring units and plans to move forward without them. Our Board asked Raymond to please tell him that he must obtain signatures before moving forward.

B. LANDSCAPE

1. Letter to homeowner – Response from board regarding landscaping work. Reviewed by the Board.
2. Proposal to renovate landscaping within community – currently under review by the Board.
3. Proposal to renovate drip system in Phase 1 of community – currently under review by the Board.
4. Proposal for tree trimming – Our Board approved the BrightView Tree Care Services proposal dated 9/24/18 in the amount of \$2,390 for Fall 2018 tree trimming as recommended by the BrightView arborist. Our Board asked Raymond to notify owners and residents in advance via post-card of the dates the work is scheduled to take place.

C. POOL

1. Proposal to replace pool fence – approved and scheduled to begin November 5th weather permitting. This work is expected to take approximately a week to complete. The pool will be drained and barricaded for safety.
2. The pool heater will be turned off on November 2nd. Raymond will notify Poolmasters.

IX. MANAGER'S REPORT

A. Repair & Maintenance Log

1. Proposal to begin Deck repairs @ 4940 & 4952 Sawyer – this project is on hold pending completion of the repairs at unit 4802.
2. Wasps nests reported by two residents near their units were removed by Cordero Pest Control on October 12, 2018
3. Mailbox replacements – new mailbox systems are on order and delivery is expected in 6-8 weeks. David Lopez will install the new mailboxes. Raymond will coordinate the transition to the new mailboxes with owners, residents and the postal service. Owners will be required to pick up their mail at the post office during the transition to the new mailboxes.
4. Request from structural engineer to proceed with plans at 4802 Sawyer – previously approved by our Board.
5. E-mails between contractor & homeowner regarding 4802 Sawyer Avenue – reviewed by the Board.
6. Letter to neighboring Holly Lane property regarding truck parked in our community – A unit owner reported having seen a Holly Lane resident parking their truck in our lot; however, it was later determined that this owner had provided Raymond and our board with inaccurate information, and this truck actually belongs to a Beachwalk resident. The resident has been informed of the relevant parking rules, and a letter of apology will be sent to the owner of the Holly Lane property in error.
7. Letter to neighboring property regarding trespassing and dog droppings on Beachwalk property – reviewed by the Board.
8. Painting of three monument signs has been scheduled for the beginning of November. This project has been assigned to David Lopez.
9. Estimates to upgrade front patio light globes and light fixtures, and installation of LED bulbs – Raymond reported that the Association electrician, Graemme Tuck, would like to meet with him and a

board member to discuss this project in more detail. Our Board decided that further discussion by our Board is needed before proceeding with this project.

10. Proposal for power washing buildings – our Board discussed this briefly and agreed that further discussion with the landscape and power-washing contractors will be necessary in order to determine the proper sequencing and/or coordination of the landscape and power-washing projects to achieve the best outcomes.

B. Delinquency Report – Reviewed by the Board.

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

C. Violation Log – 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.

Rental truck in back driveway - Raymond will send a letter of apology to the owner of unit 4858, since the information provided to Spectrum about this rental truck was determined to have been incomplete, and this unit owner should not have received a violation letter.

Violation Hearing Verdicts – No action required.

E. Correspondence – Reviewed by the Board

E-mail from resident – holiday-related decorative items in common area – Raymond will notify this resident that these decorative items must be removed by no later than January 15, 2019, in keeping with the Association's policy related to holiday decorations.

X. OLD BUSINESS

Installation of mechanical gates – Some board members stated that they might prefer a parking placard system to the installation of gates. It was agreed that this discussion should be resumed when all of the Board members are present.

Proposal for 2019 Fiscal Year End Draft Budget – Our Board reviewed the draft budget and 2019 association dues proposed by Spectrum and approved the draft budget as prepared. The dues for 2019 will remain unchanged, at \$465.75 per month.

Raymond reported that a handrail at one of the stairwells had been repaired as requested by a unit owner living near that location. Raymond also reported having been able to determine that the handrails installed there are in fact in compliance with applicable codes, and not out of compliance as had been reported by the unit owner. Any upgrades to the handrail system will be incorporated into the stairwell repair project when scheduled.

XI. NEW BUSINESS

Our Board approved the flood policy renewals with American Modern Insurance Company as provided by Steve Reich Agency in the amount of \$7,911, for the four residence structures that are located in the flood hazard zone, and for which we must carry flood insurance. The new policy effective dates are from October 27, 2018 through October 27, 2019.

At tonight's meeting, the general manager of IHOP informed Raymond that they are considering asking for \$150 per meeting for the use of the meeting room, effective in 2019. In the meantime, and as a possible alternative, Raymond will contact the City of Carpinteria to determine the status and availability of our old meeting room at the Veterans Hall, which might prove to be less-expensive.

XII. NEXT MEETING

The next meeting is scheduled to be held on November 26, 2018 @ 5:30 PM at the Ihop Restaurant, 1114 Casitas Pass Road, Carpinteria, CA 93013.

XIII. ADJOURNMENT – The meeting was adjourned at 6:55 PM.

XIV. EXECUTIVE SESSION – Legal, Violations and Contracts – No executive session was conducted.