

BEACHWALK HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 9, 2012
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BOARD MEMBERS PRESENT: Steve Murray
Maryann McCuiston
Neil Campbell
Rita Spira
Sandy Draper
Debbie Davis
Larry Crane

BOARD MEMBERS ABSENT: None

MANAGEMENT REPRESENTATIVE: Scot Cool
Keystone Pacific Property Management, Inc.

ITEMS DISCUSSED AT THE JANUARY 9, 2012 EXECUTIVE MEETING

The minutes were approved, hearings held and delinquencies discussed with appropriate actions taken. The following decisions were made:

- A. Litigation Update – The Litigation Committee updated the Board that the CC&R Election Trial for the August 22, 2011 Election is scheduled for January 17th & 18th, 2012.
- B. Delinquent Accounts
 1. APN 023-242-26 – No action taken.
 2. APN 023-241-36 – A motion was made, seconded and carried to continue with a trustee sale. (6/0)
 3. APN 023-242-14 – No action taken.
 4. APN 023-271-04 – No action taken, a new payment plan has been put into place.
 5. APN 023-241-10 – A motion was made, seconded and carried to proceed with foreclosure if the account reaches \$1,800.00 in delinquent assessments. (6/1)
 6. APN 023-241-23 – No action taken, the homeowner is current on the mediated payment plan.
 7. APN 023-281-05 – No action taken.
 8. APN 023-271-20 – A motion was made, seconded and carried to implement the foreclosure process if payment is not received.
- C. Plant Encroachment – A motion was made, seconded and carried to charge a homeowner's account for the removal of plants that had grown into the common area.
- D. Fence Relocation – A motion was made, seconded and carried to escalate the resolution to resolve a fence relocated beyond the property line and into the common area.
- E. Employee Wage Increase – A motion was made, seconded and carried to implement a cost of living wage increase for eligible maintenance crew members.
- F. Painting Contract – The contract was approved with new amended terms.

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CALL TO ORDER

President, Rita Spira, called the meeting to order at 7:06 p.m. at Beachwalk Clubhouse #2.

HOMEOWNER FORUM

Approximately 20 homeowners were in attendance for the meeting.

1. A Shorecliff homeowner asked for instructions for how to convert her shingle chimney to stucco.
2. A homeowner asked if the proposed additional insured policy for clubhouses would apply to clubhouse #1 also.
3. A homeowner objected to the proposed additional insured policy for clubhouse rentals and stated his insurance company, Aminca Insurance, would not provide additional insured coverage.
4. A spokesperson for the Disaster Planning volunteer group announced that the next training seminar would be held January 23, 2012 at 7:00 p.m. in Clubhouse #2.
5. A homeowner stated her State Farm agent would charge \$35.00 per event for \$500,000.00 of additional insured coverage if needed for the proposed additional insured policy for clubhouse rentals. The homeowner also suggested common areas in the policy be defined more clearly. The same homeowner also gave Board members a handout regarding Sections 9 (g) and 9 (j) of the CC&Rs regarding building maintenance.

CONSENT CALENDAR

A motion was made, seconded and carried to approve the consent calendar without further discussion. Motion carried 7/0.

- A. **General Session Meeting Minutes** – RESOLVED, to accept the December 12, 2011 General Session Meeting Minutes as submitted.
- B. **Minutes Typographical Corrections** – RESOLVED, to approve the corrections in the November 14, 2011 Minutes and the name spelling in the August 22, 2011 Minutes.
- C. **November 30, 2011 Financial Statement** – RESOLVED, to accept the November 30, 2011 financial statement as submitted.
- D. **ARC Committee Fast Track Approvals** – RESOLVED, to approve the ARC applications meeting fast track qualifications.
 - 19805 Pacifica
 - 19881 Saltwater
 - 19741 Coastline
 - 19725 Oceanaire
 - 7242 Seashark

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OLD/NEW BUSINESS

A. Landscaping

1. **Annual Tree Trimming** – A motion was made, seconded and carried to approve the annual tree trimming proposal from Tierra Verde in the amount of \$53,155.00 to trim trees in phases IV and V of the development. Motion carried 7/0.

B. Architectural

1. **Architectural Applications** – A motion was made, seconded and carried to approve the following architectural application submissions as recommended by the Architectural Committee. Motion carried 7/0.

Name	Address	Proposed Change	Status
Pete Christey	19809 Windjammer – A plan	Replace windows and doors with combination of retro fit and nail-on. Nail-on require a permit.	Approved by the Board

2. **Block Wall Option** – A motion was made and seconded, but failed to carry to begin the guideline policy change process and distribute the issue to the community for 30-day comment. Board member Debbie Davis cited that the Board voted against split face walls in 2005 and that the problems experienced by homeowners of stucco walls may be due to incorrect application of the stucco by the contractors. Motion failed 2/5 Debbie Davis, Larry Crane, Neil Campbell, Sandy Draper and Maryann McCuiston opposed.

C. Treasurer's Report

1. **Delinquent Account – APN 023-241-02** – A motion was made, seconded and carried to place a lien on the property.
2. **Maturing CDs** – A motion was made, seconded and carried to liquidate the maturing CDs and place the funds in the reserve money market account. Motion carried 7/0.

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	Current Investment		Maturity Date	Amount	New Term
1	WFCD	Beal Bank	1/11/12	\$100,000.00	Liquidate
2	WFCD	Bank of China	1/20/12	\$50,000.00	Liquidate
3	WFCD	GE Money Bank	1/23/12	\$120,000.00	Liquidate

D. Pool/Recreation

1. **Clubhouse Rental Insurance Policy** – A motion was made, seconded and carried to abandon the proposed policy change to require the Association be named as an additional insured on a homeowner’s policy when renting the clubhouses. Motion carried 7/0.
2. **Clubhouse Rental Community Event** – A motion was made, seconded and carried to approve the February 5, 2012 community event hosted by resident Kelly Barclay on organic potted gardening and waive the rental and deposit fees. Motion carried 7/0.

E. Maintenance

1. **Maintenance Update** – Board member, Neil Campbell reported that 10 garage trims in phase 1 had been completed, 5 fences (including 2 in front), 2 mailbox posts, 1 arbor replaced and 4 front gates replaced. No Board action taken.
2. **Roof Replacement Update** – Three homes on Sandcastle are in progress (19524, 19528 and 19532) and 7195 Riptide is also scheduled. 29 homes will be on the agenda for approval during the February 13, 2012 meeting. No Board action taken.
3. **Miscellaneous Roof Replacement Matters** – Treasurer, Steve Murray reported he was monitoring the roofing reserve cash flow and that about \$3,500.00 in reimbursements for homeowner additions had been received. No Board action taken.
4. **Chimney Cap Leak** – A motion was made, seconded and carried to table the homeowner’s request for reimbursement. A ballot for chimney work is being drafted and a decision will be made pending the outcome of the ballot measure in April 2012.

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5. **Painting Garage Doors** – Discussion for possibly painting garage doors different colors rather than all the same color was tabled.
 6. **Surfbreaker/Seal Lateral Sewer Lines** – The proposal from 4 Pals Plumbing to repair sewer lines at 19672 and 19611 Surfbreaker was tabled to allow further investigation whether lining the sewer pipes would be effective for preventing future root penetrations.
 7. **Seacliff, Surfside and Seawind Lateral Sewer Line Clean Out** – The Board was open to the suggestion to clean out the lateral sewer lines on Seacliff, Surfside and Seawind and requested bids be gathered. This item was tabled for further discussion during the February 13, 2012 meeting.
 8. **Pathway Repair Proposals** – This item was tabled pending additional information from Tierra Verde on the risk for cutting back certain tree roots responsible for lifting the pathways.
 9. **Block Wall Repair** – A motion was made, seconded and carried to approve the proposal from Andrews Contracting for \$2,850.00 to repair the block wall at the Golden West / Deep Harbor entrance where a car crashed into it. The insurance company for the driver contacted Management on 1/9/12. Management will request the insurance company cover the cost of repair. Motion carried 7/0.
- F. **Rules and Regulations** – Committee member, Sandy Draper reported that information on the proposed chimney ballot will be provided during the February 13, 2012 meeting.
- G. **Security**
1. **Update** - Committee Chair, Debbie Davis reported that the person burglarizing cars in the community has been identified. She also reported that there was an increase in reports of day time solicitors in the community. The Board also discussed reports of high school age kids inappropriately using the main pool restrooms during the hours before security arrives at the community. Work on the fences will slow somewhat as the crew begins to repair wood trim on phase 1 homes in preparation of painting in 2012. No Board action taken.
 2. **Security Hours** – After discussion, the Board decided that no changes in security's Monday-Thursday winter hours are necessary.

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- H. **Executive Committee Formation** – A motion was made, seconded and carried to form the following Board of Director subcommittees in order to act on Association matters that need attention in between Board meetings and remain in compliance with new California Civil Codes.
1. **Finance Committee** – Steve Murray and Sandy Draper
 2. **Roofing Committee** – Neil Campbell and Steve Murray
 3. **Painting Committee** – Larry Crane and Neil Campbell. A third volunteer is invited if another Board member chooses to assist at a future date.
 4. **Common Area Maintenance Committee** – Neil Campbell and Sandy Draper
 5. **Landscape Committee** – Larry Crane and Debbie Davis.
 6. **Pool/Recreation Committee** – Maryann McCuistion and Steve Murray
 7. **Architectural Committee** – No additional Board members were added to the committee as the current committee of Board member, Rita Spira and volunteer homeowners is sufficiently staffed.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 8:55 p.m.

ACCEPTED: _____ DATE: _____