

BEACHWALK HOMEOWNERS ASSOCIATION  
GENERAL SESSION MINUTES  
DECEMBER 12, 2011  
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BOARD MEMBERS PRESENT: Steve Murray  
Neil Campbell  
Rita Spira  
Debbie Davis  
Sandy Draper

BOARD MEMBERS ABSENT: Larry Crane

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

**ITEMS DISCUSSED AT THE DECEMBER 12, 2011 EXECUTIVE MEETING**

Minutes were approved, hearings held, an architectural violation reviewed, delinquencies were reviewed and litigation and legal opinions discussed. The following delinquent account decisions were made:

- A. Delinquent Accounts
1. **APN 023-241-36** – A motion was made, seconded and carried to continue with a trustee sale if the homeowner defaults on the payment plan. (6/0)
  2. **APN 023-271-20** – A motion was made, seconded and carried to start the foreclosure process if the homeowner does not agree to a payment plan. (6/0)

**CALL TO ORDER**

President, Rita Spira, called the meeting to order at 7:09 p.m. at Beachwalk Clubhouse #2.

**HOMEOWNER FORUM**

Homeowners who addressed the Board made the following statements or requests:

- A homeowner complained that parents from the school across the street from the Agua Drive gate are using the Agua entrance to make illegal U turns and wanted to know if the Board could do something to prevent it.

**CONSENT CALENDAR**

A motion was made, seconded and carried to approve the consent calendar without further discussion. Motion carried 5/1 Sandy Draper abstained.

- A. **General Session Meeting Minutes** – RESOLVED, to accept the November 12, 2011 General Session Meeting Minutes as submitted.
- B. **October 31, 2011 Financial Statement** – RESOLVED, to accept the October 31, 2011 financial statement as submitted.
- C. **ARC Committee Fast Track Approvals** – RESOLVED, to approve the ARC applications meeting fast track qualifications.
  - 19755 Oceanaire

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- 7232 Seashark
- 7242 Seashark
- 19731 Seashore
- 19675 Stern
- 7195 Riptide

D. **Tree Removal Proposal** – RESOLVED, to approve tree removal proposal #217 from Tierra Verde Landscape in the amount of \$1,975.00 to remove 9 diseased or dying trees.

**OLD/NEW BUSINESS**

A. **Landscaping Committee** – Larry Crane, Board Member Chairperson, is out of town. No report was given.

B. **Architectural** – Rita Spira, Board Member Chairperson

1. **Architectural Applications**

Name	Address	Proposed Change	Status
		Please refer to the consent calendar. Only applications for chimney conversion from shingle to stucco were received.	

2. **Stucco Wall Deterioration** – ARC Chairperson, Rita Spira discussed the topic with the other Board members and will provide a draft of a proposed guideline change to the Board during the January 9, 2012 meeting. No Board action taken.

C. **Treasurer’s Report** – Steve Murray, Treasurer

1. **Delinquency Report** – A motion was made, seconded and carried to file a lien on the following accounts per the Association’s delinquent account policy. Motion carried 6/0.
- APN 023-281-21
  - APN 023-241-10

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2. **Maturing CDs** – A motion was made, seconded and carried to reinvest both CD's for a 9 month period. Motion carried 6/0.

	<b>Current Investment</b>		<b>Maturity Date</b>	<b>Amount</b>
1	WFCD	Bank of Baroda	12/20/11	\$200,000.00
2	WFCD	St Bank of India	12/28/11	\$200,000.00

D. **Pool/Recreation Committee** – Mary Ann McCuistion, Board Member Chairperson

1. **Clubhouse Rental Insurance Policy** – The Board discussed the homeowner comments that had been emailed to Management about the proposed additional insured requirement. The Board will publish something in the Breeze asking homeowners to send additional comments to Management and the Board will consider those to when it reviews the topic during the January 9, 2012 meeting. A motion was made, seconded and carried to try to meet the deadline to publish information in the Breeze. Motion carried 6/0.

E. **Maintenance** – Neil Campbell, Board Member Chairperson

1. **Fence Replacement** – Board member, Neil Campbell stated to the Board that only fences in extenuating circumstances were being replaced at this time. No Board action taken.
2. **Roof Replacement Proposals (New Leaks)** – A motion was made, seconded and carried to approve roof replacements for roofs with new leaks at 19524, 19528, 19532 Sandcastle, 7195 Riptide and to replace the leaking chimney cap at 7232 Deep Harbor. Motion carried 6/0.
3. **Second Phase Roof Replacements** – A motion was made, seconded and carried to approve roof replacements for the following roofs by Hoyt Roofs in the total amount of \$159,029.00. Motion carried 6/0.
- 19666-19672 Stern
  - 7075-7105 Surfside (pod of 7 with 4 homes reporting roof leaks)
  - 19862-19884 Deep Harbor (pod of 6 with 4 homes reporting leaks)

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A second motion was made, seconded and carried to request proposals for the next set of 6 pods of 5 homes, all having 3 homes with leak history. Motion carried 6/0.

- 19741-19761 Coastline
- 19711-19791 Coastline
- 7232-7252 Havenrock
- 7141-7161 Little Harbor
- 19642-19662 Seawind
- 7242-7262 Seaworthy

4. **Other Roof Replacement Matters** – There were no new miscellaneous roof matters to discuss. No Board action taken.
5. **Agua Drive Gate Repair Proposal** – A motion was made, seconded and carried to approve the proposal from California Gate to repair the gate tracks in the amount of \$1,424.00. Motion carried 6/0.
6. **Bee Hive Removal, 7035 Seal Circle** – A motion was made, seconded and carried to approve the proposal from Elite Pest Management in the amount of \$1,175.00 to remove the bee hive behind the fascia and stucco at the corner of the home. Management reported to the Board that an inquiry for less costly alternatives had been explored, but removing the stucco and removing the old hive was the best solution. Motion carried 6/0.
7. **Wood Preparation for Painting** – A motion was made, seconded and carried to replace the non-structural wood trim inside courtyards to prepare for painting in the spring. This is being done strictly for the painting. Following the painting, the Association will return to the current practice of homeowners maintaining their own courtyards. The estimated cost is 2 Beachwalk maintenance crewmen x 173 days with estimated material cost of \$3,400.00. Manpower is estimated to be \$82,315.00 and will be paid from the regular operating maintenance budget. Motion carried 4/2 Rita Spira and Steve Murray against.

F. **Rules and Regulations** – Sandy Draper, Board Member Chairperson

1. **Chimney Ballot Initiative** – The Board briefly discussed a draft ballot. Board member Sandy Draper stated she and Larry Crane would work with the Association's legal counsel on wording in time for the 2012 Annual Meeting in April. No Board action taken.

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2. **New California Legislation** – Board members, Steve Murray and Maryann McCuiston reported back to the other Board members about their experience at the December 8, 2011 Board member seminar hosted at the corporate offices of Keystone Pacific Property Management. No Board action taken.
- G. **Security** – Debbie Davis, Board Member Chairperson
1. **Strangers Coming to Doors** – Board member, Debbie Davis updated the Board that a couple of homeowners had complained about a suspicious man coming to their door claiming to have a relative in the community and selling magazines. Debbie said she would check with the neighborhood watch point person about putting a paragraph in the Breeze to remind homeowners of what actions they can take if a stranger appears at their door. No Board action taken.
- H. **April 2012 Annual Meeting Preparation** – The following Annual Meeting tasks were discussed.
1. **Nominating Committee** – A motion was made, seconded and carried to appoint Carol Koelle, Steve Murray, Debbie Davis and Les Miller to the Nominating Committee for the April 2012 Annual Meeting Election. Motion carried 6/0.
  2. **Candidacy Statements** – A motion was made, seconded and carried to make the candidacy statement due date close to February 15, 2012. Management is authorized to select the exact date. Motion carried 6/0.
  3. **Election Date** – A motion was made, seconded and carried to hold the Annual Meeting on April 9, 2012. The monthly Board meeting will remain on the second Monday on April 14, 2012. Motion carried 4/2 Steve Murray and Debbie Davis against.
  4. **Set the Record Date** – A motion was made, seconded and carried to set the record date for February 13, 2012. Motion carried 6/0.
  5. **Inspector of Election** – A motion was made, seconded and carried to approve the proposal from Accurate Voting Services in the amount of \$1,370.75 to be the inspector of election for the April 9, 2012 Annual Meeting. Motion carried 5/1 Debbie Davis against.

**ADJOURNMENT**

There being no further business to discuss, the General Session meeting was adjourned at 8:32 p.m.

ACCEPTED: \_\_\_\_\_

DATE: \_\_\_\_\_

1/9/2012