

Carmel Views Community Association

ANNUAL MEETING

January 24, 2016, 7:00 pm, Congregation Beth Israel

Board members present: Amy Anderson, Bud Miller, Susan Greenbaum, Victor Lourenco, Brian Congleton, Mike Herhusky

Community: proxy, 75; Households, 30; individuals, 44. Total by proxy and/or attendance=93.

Meeting was called to order at 7:10pm. Election officers reported that a quorum was met.

Motion was made by MH to accept the minutes of the 2015 annual meeting. 2nd without objection and carried forward.

Board Reports:

- A. President Amy Anderson. The summary of acts and corporate affairs of the Board for 2015 was presented. A printed summary was distributed and is attached to these minutes.
- B. Landscaping and Fire Abatement: Susan Greenbaum. Summary: Extensive grant work has been performed over the past year and will continue into 2016. A request for extension of the grant period due to wet weather has been submitted and is awaiting approval by Cal Fire. The work will continue once the ground is dry enough to allow for equipment progress. A new contractor was hired last year for the CVCA roadside and landscaping work. The maintenance schedule will be adjusted to meet changing conditions rather than following a strict time interval. Our roadside maintenance and landscaping is independent of the Cal Fire grant work. There will be three chipper days in 2016 and the dates will be set in coordination with Cypress Fire. Banners will be erected to promote the scheduled days. Residents are reminded to **fill out the work logs** as the completed logs are a requirement to receive already allocated Cal Fire grant funds. CVCA Grant Manager, Pam Peck, summarized the work done in 2015 and indicated where work may proceed into 2016. The work is done based upon the assessment and recommendation of Cal Fire. A reminder to members: The **gutters** abutting the common areas will be cleaned by the CVCA contracted roadside maintenance. The gutters in front of individual homeowner parcels are the homeowner's responsibility to maintain. Thank you for your efforts.
- C. Community Engagement: Victor Lourenco. New members of the CVCA community were introduced and welcomed. The annual community picnic was discussed with the goal to boost attendance. This event is a rare opportunity to greet one another in an informal setting and all members are

encouraged to attend. The date of the event will be announced as we draw closer to Autumn.

- D. Infrastructure and Architectural Review: Brian Congleton. The need to bring our Architectural Review policy into compliance with the Davis Sterling Act was discussed. The rationale used in setting our policy to meet the demands of Davis Sterling Act was presented and the process by which, with legal counsel, the AR Committee drafted the policy was discussed. Drafts of the policy have been distributed to the CVCA membership as edits and revisions have progressed.
- E. Fire Road update: the fire road to High Meadows has been blocked by a fallen tree. This will be removed in the near future, but the tree is quite large and will require special equipment. (Add 1/29: this task now completed). Guardrails on upper Outlook Drive remain in the planning stages with the County. Work is expected to begin once the wet weather has passed.
- F. Budget Report: Bud Miller. The 2015 Budget report was delivered and the proposed 2016 budget was discussed. The annual dues increase was within that amount allowed by Davis Sterling and will be allocated to increased costs in common area maintenance, fire abatement and legal expenses.

Election of new Board Members: New Members Alexis Delahanty, Eva Herhusky, and Jeanne Krener were voted to the Board without opposition.

Open Discussion: There was stated opposition to the adoption of the Architectural Review Policy. The opposition argument was centered upon the position that the policy represents a change to the CCRs of CVCA and, therefore, requires a 75% vote of the entire CVCA community per the CCRs. The Board did not share this view.

Community member Gary Koeppel asked that his **motion** be written into these minutes: “ To hereby invalidate any previous action taken by the Board pertaining to the Voting Requirement of Architectural Review changes--- neither of which comply with the Amendment VIII if the CC&R’s as adopted by the Carmel Views Association on August 30,2001--- until said subjects are presented to the full Association Membership for review, discussion and vote”.

The motion of Koeppel was made, 2nd by Dinesh Nayak. Vote was taken; Yx4, N x 20.