

Carmel Views Community Association - Annual Meeting
7:00 pm, January 30, 2017
Congregation Beth Israel, 5716 Carmel Valley Road
Meeting Minutes

Board Members present: Brian Congleton, Eva Herhusky, Jeanne Krener, Victor Lourenco, Bud Miller

Community: Total by proxy and/or attendance, 88 (Quorum needed 87)

Meeting was called to order at 7:10pm.

Motion was made by EH to accept the minutes of the 2016 annual meeting, 2nd without objection and carried forward.

Guest Speaker:

Report by guest speaker **Lynette Redman**, Monterey County Resource Management Agency, on plans for the guardrails. Discussed CSA 47 tax assessment, available funds, reserves and services provided, such as maintenance of street lighting, storm drains and guardrails. Update was given on status of the guardrail project. Work is estimated to begin by April or May 2017 and be completed by the end of the fiscal year. Community discussion regarding the need for a guardrail where one resident died in the past few years. Ms. Redman offered her contact information and was open to questions and communication regarding the needs of our community.

Board Reports:

A. Finances and budget (Jeanne Krener):

- JK reported the 2016 budget and expenditures. Inquiry was made regarding legal expenses and explanation was given.
- Proposed 2017 budget was discussed.

B. Fire abatement (Victor Lourenco and Bud Miller):

- VL shared information about 2016 landscaping and fire abatement projects and the use of grant money (100K) and HOA funds.
- BM reported on the status of new fire abatement grants. We initially were awarded 2 grants: one from Cal Fire and one from Cypress Fire Protection Agency, each 50K. Due to reasons beyond our control, one grant was withdrawn leaving 50K for fire abatement. BM is working on getting the withdrawn grant reinstated. As Grant monies are will be unavailable in the next years, BM noted that the annual Association dues will need to be increased to provide funds for maintenance and fire abatement in the Common Areas.
- Chipper Days were discussed. BM is working on getting the dates for 2017 from the County.

- Request for fire abatement work logs. The Grants require that, as a community, we provide work logs detailing residents' expenditures towards fire abatement. Request was made for residents to turn in work logs for any fire abatement done since mid-November 2016.

C. Infrastructure and Architectural Review (Brian Congleton):

- BC provided a summary of Architectural Review requested and approved in 2016. There were 17 AR completed and approved.
- Efforts to remove trailers, motor homes, and non-operable vehicles has been generally successful, having removed 8-9 in non-compliance.

Additional Reports:

A. **Options for Architectural Review** - BM opened discussion regarding "Options for Architectural Review" as detailed in the document included in the annual mailing. One response was received. General consensus was that our community would benefit from notification to assure that residents are informed of pending projects. Hand vote was taken with regard to the 3 questions posed: Majority in favor of amending the CC&Rs to eliminate AR (Question 1); Majority in favor, with 2 opposed, to eliminating Board approval of fences and lot line adjustment (Question 2); Majority in favor of requiring residents to notify the Board of upcoming property improvements (Question 3). Discussion regarding notification by email and website.

B. BM updated residents of the status of the association's website: carmelviews.net

Election of new board members/Departure of board members: New Members Sally Miller, Dave Tubman and Bill Vogelpohl were voted to the Board without opposition. Board members Brian Congleton and Victor Lourenco will be leaving the Board as their terms have expired. We are grateful for the time, service and volunteer efforts they have given to our community.

Meeting adjourned at 9:12pm

February 2, 2017