

Carmel Views Community Association Board Meeting
March 15, 2016 — 7 PM
At the home of Bud and Susan Miller, 25A. 020 Pine Hills Drive

Meeting Minutes

In Attendance: Allen Miller, Victor Lourenco, Brian Congleton, Jeanne Krener, Alexis Delananty, Eva Herhusky

Guests: Roberta Sinotte, Pam Peck

Meeting called to order at 7:05pm

A. Open Comments:

1. Roberta Sinotte wanted to bring to the attention of the Board a “fence” dispute/issue between two other residences on Outlook Dr. (Nunez and Delananty). Discussed
2. Discussion regarding responsibility of residents vs. HOA for maintenance of the land between the wall on upper Outlook Drive and the road below the Sinotte residence. The HOA is only responsible for maintaining these areas if the land is adjacent to common area, which it is not.

B. Reading and Approval of Minutes dated February 3, 2016: Motion to accept: JK, Second: AM, Yx5, ABx1

C. Finances and Budget – Jeanne Krener:

1. 99 residences have paid. Approx. \$18,000 collected; approx. \$4000 received in fire abatement donations.
2. Bank account at Monterey County Bank closed and new account opened at Wells Fargo, enabling debit card use.
3. Motion to adopt Budget: JK, Second: BC, Yx6

D. Fire Abatement – Victor Lourenco:

1. Vucina – The bus stop area on the corner of Canada Drive and Outlook Drive is being cleaned up by resident Mike Vucina. Although part of the area is County property, it appears that Mr. Vucina is cleaning up the entire area with wood chips and rock.
2. Pratt – Update on progress of removal of fallen trees
3. Railing on Upper Outlook Drive – In progress of getting bids
4. Maintenance of Private Property - Discussion regarding residents who are not properly maintaining and clearing their property of dead trees and overgrown brush, as well as the fire and safety hazards/threats that come from failure to do so. Pam Peck confirmed that the Cypress Fire District standard is 100 feet of defensible space. Discussion regarding the Fire Districts ability to require property owners to be in compliance.
5. Pam Peck gave an overview of the grant monies available and the work being done towards fuel reduction in Carmel Views. Although this grant provides approximately \$100,000 for fuel reduction, there is no future sustainability feature in the grant to continue maintenance of the areas being cleared. Discussion of how to use the monies from the Cypress Fire Protection grant of which approx. \$10,000 remains, as

well as the CVCA fire abatement funds. She also clarified that CVCA can independently hire the Gabilan Crews for \$225/day for fuel reduction work.

6. Pam Peck will contact Mark Mancini and Kim Bernheisel to get a “survey/inventory” of the areas and trees that are hazardous to our neighborhood (including those on private property) so as to provide direction of where our fire abatement funds will be best utilized.
- E. Infrastructure and Architectural Review– Brian Congleton:
1. Several projects under review. Discussed Ferguson/Snortum tree issue.
 2. Revision of the notification requirements in Section E2 of the Architectural Review Rules and Procedures. Upon completion of an application, notice will be sent to the entire HOA rather than just the property owners of adjacent or affected parcels.
Motion to accept: BC, Second: JK, Yx6
- F. New Business:
1. Regarding Mediation Committee to address disputes between homeowners concerning preservation of views per the CC&Rs: At the option of the CVCA President:
 - (a) A 3rd Board member can be appointed to attend the mediation, if deemed necessary, or
 - (b) President can appoint an alternate Board member, if either the President or Architectural Review Board member is not available to attend. Motion to accept: AM, Second: JK, Yx6
 2. Policy proposed that CVCA will not make improvements to private property, unless the Board decides to make an exception for the common good of the community.
Motion to accept: AM, Second: BC, Yx6

Meeting adjourned at 9:20pm

Submitted by Eva Herhusky, Secretary CVCA