

July 12, 2016 — 7 PM
At the home of Art and Jeanne Krener, 25180 Pine Hills Drive
Meeting Minutes

In Attendance: Allen Miller, Brian Congleton, Jeanne Krener, Eva Herhusky
Alexis Delahanty (resigned)

Meeting called to order at 7:00pm

No Open Comments

- A. Reading and Approval of Minutes dated March 15, 2016: Motion to accept: BC, Second: JK, Yx4
- B. Reports of Board Members:
 1. Finances and Budget – Jeanne Krener:
 - a) 170 residences have paid. 3 are delinquent. Approx. \$6000 received in fire abatement donations. Cal Fire Safe Council grant and Cypress grant monies have been utilized for much of the fire abatement work done to common areas. Discussed board action regarding delinquent members. Motion to adopt Budget: AM, Second: BC, Yx4
 2. Fire Abatement – Bud Miller:
 - a) Discussed issues regarding removal of debris from tree removal on Common Area, survey to determine lot lines and potential encroachment of Common Area.
 - b) Status of Cal Fire Safe Council Grant Proposal – Grant application of \$50K pending. Should hear by the end of July, at which time Pam Peck and Allen Miller will write a grant proposal to Cypress Fire Protection. Amount will depend on what is received from Cal Fire Safe Council.
 3. Infrastructure and Architectural Review– Brian Congleton:
 - a) Discussed status of properties under review.
 - b) Discussed having Krista amend the language in the CC&Rs regarding Architectural Review. Motion made by AM to replace Architectural Review decision with a “Noticing Process.” This would require a property owner to notify the Board upon application to county for permits. The Board will then notify all residents of pending application. Second: JK, Yx4
- C. New Business:
 1. Discussed the need for updating the Association’s Governing Documents. The Bylaws have never been updated. There are inconsistencies between the Bylaws and CC&Rs, as well as lack of compliance with the Davis Stirling Act. Specifically discussed reducing the number of Board members from 6 to 5, eliminating the Community Engagement position.
 2. Discussed process for recruiting new Board members. We will continue recruiting new Board members by contacting individuals recommended by current and former Board members.

3. Discussed CVCA website format and content.
 - a) Motion by AM to put website online and acquire domain name www.carmelviews.org by reimbursement to owner of said name. Second: BC, Yx4. Motion by JK to pay for encrypted website for greater security. Second: BC, Yx4
4. Discussed Board policy on local land use issues. Motion by BC that the Board not act as a “political action committee.” Second, AM, Yx4. Also, discussed the need for community awareness of local land use issues that could have a negative impact on residents and agreed that sharing information is important.

Meeting adjourned at 9:35pm

Submitted by Eva Herhusky, Secretary CVCA

Dated: July 14, 2016