

November 18, 2016 — 7 PM
At the home of Bud and Susan Miller, 25020 Pine Hills Drive
Meeting Minutes

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

Meeting called to order at 7:06pm

No Open Comments

- A. Reading and Approval of Minutes dated July 12, 2016: Motion to accept: BC, Second: JK, Yx5
- B. Reports of Board Members:
 1. Finances and Budget – Jeanne Krener: Summary – With approximately six weeks remaining in 2016, the Budget has 15% remaining of which approximately \$1000 will be spent on legal fees. Discussed applying the remaining \$3500 of the fire abatement budget to the removal of dead trees or spraying of fire road prior to the end of this calendar year.
 2. Fire Abatement – Victor Lourenco and Bud Miller:
 - a) CVCA has been awarded a Cal Fire Safe Council Grant of \$50K and pending confirmation of an award from Cypress Fire of another \$50K grant. As the Cypress grant is for one year, these monies will be spent first.
 - b) Discussed dead trees removed and 2 more on Outlook Drive that need to be removed. Also, discussed damage to roads and gutters due to tree roots and status of guardrail. Consensus was not to distract from the County's progress on getting the guardrail replaced and actions that can be taken to motivate the County to complete this project.
 - c) Discussed having Lynette Redman attend the Annual Meeting to explain and update residents regarding replacement of the guardrail.
 3. Infrastructure and Architectural Review – Brian Congleton:
 - a) Discussed status of properties reviewed since July 2016.
 - b) Discussed proposed language to amend Article V, Section 1(b) and 1(d) of the CC&Rs regarding Architectural Review ("AR"). The proposed language requires all new building or remodeling of existing property to conform with building codes and requirements of Monterey County and requires written notification to the Board prior to a resident applying for permits or commencing work on their property. The current requirement for Board approval is eliminated, but the Board would have the option of notifying all residents of the pending application. The requirement for Board approval of fences and lot line adjustments is also eliminated.
 - c) Discussed including explanation of options for AR in the upcoming mailing to the Association with an informal survey asking residents to choose (1) Eliminating AR (which would require amendment of the CC&Rs) or (2) Keeping AR, and possibly hiring an architectural consultant to assist the AR committee in reviewing and approving proposed building or

improvement/remodeling of existing property. Motion made by BC; Second by AM; Yx5

C. New Business:

1. Budget and Dues for 2017: Motion by VL to not increase dues this year and consider increasing dues next year as monies from grants will then not be available for maintenance of Fire Abatement work. Second by EH; Yx3, Nx2
2. Annual Mailing and Membership Meeting: Discussed compiling necessary documents for mailing and assigned responsibility to Board members for each item. Annual Membership meeting is scheduled for Monday, January 30th at 7pm at Congregation Beth Israel.
3. Recruitment of New Board Members: Discussed recruitment of new Board members and assigned responsibility to specific Board members to contact potential Board members.
4. Carmel Views Website: Discussed purpose of website. Motion by BC that the website be used solely for the dissemination of Board business to the Association. Second, JK; Yx5

Meeting adjourned at 9:46pm

Submitted by Eva Herhusky, Secretary CVCA

November 21, 2016