

Minutes of CVCA Board Meeting April 18, 2017

Attending

- Board Members - Allen (Bud) Miller, Jeanne Krener, Sally Miller, Dave Tubman, Bill Vogelpohl, Charlie Wahle
- Other Community Members - Larry Arthur, Jane Goldcamp

Committee Business

- Minutes from previous Board meetings were approved (February 13 and March 23, 2017).
- Non-board members were introduced and welcomed.

Board Member Reports

Guard-rails (Bud Miller, President)

- Board members reviewed the status of the issue, including community perspectives, Monterey County plans, and design options.
- The Board decided to leave the broken rail on Upper Pine Hills Drive 'as is' and not accept insurance money out of concerns over future liability.
- The Board decided to emphasize safety when considering any future designs for new or repaired rails, while balancing concerns over impacts to nearby homeowners or other community members.
- The Board decided not to take a position on design and material issues, and to defer instead to the County's consideration of responses from individual CVCA members.

Finances (Jeanne Krener, Treasurer)

- Routine bills have been paid and all funds deposited in the CVAC bank account.
- 24 members have not yet paid annual dues.
- A handful of properties have turned over.
- The fire fund balance is down relative to previous years.
- We still must rely on USPS to reach certain members.

Fire Abatement (Sally Miller, Vice-President)

- The Cypress Fire grant would benefit from more active management.
- We will initiate a contract with Fermin Fuentes and other firms to remove dead and dangerous trees

- Sally will alert Fermin about safety and efficiency issues in their operation.

Infrastructure (Bill Vogelpohl)

- Architectural reviews are proceeding normally; there are no new issues.
- The fire road to High Meadows is owned by Monterey County as an unmaintained road. Cypress Fire has been cutting trees but not maintaining the road itself. The road currently is not reliable due to obstructions.
- The deteriorating road condition is becoming an emerging issue throughout the community.

Proposed Changes to the CC&Rs (Bud Miller)

- We need to postpone the voting process until we make more progress on several pressing and time-sensitive issues, such as guard-rails, fire abatement, and potential CC&R violations.
- In order to ensure that enough members vote (i.e. 2/3 of households), the Board of Directors probably will need to canvas their neighbors to encourage them to submit their ballots.

Potential CC&R Violations (Bud Miller)

- The Board reviewed several potential violations of the existing CC&Rs, involving commercial operations, non-compliant vehicle parking, unkempt landscaping, and encroachment onto CVCA common space.
- The Board decided to work with the CVCA attorney to send letters to the relevant property owners and seek a resolution of the issues.

Prepared by: Charlie Wahle, CVCA Secretary