

**Minutes of Carmel Views Community Association  
Board of Directors Meeting  
Sept. 14, 2017**

**Attending**

- Board Members – Allen Miller, Jeanne Krener, Bill Vogelpohl, Charlie Wahle
- Inspectors of Election -- Brian Congleton, Jane and Tim Sanders, Tom and Mary Surbridge
- Others – John Lubben

**Routine Committee Business**

- Agenda distributed and approved.
- Minutes from previous Board meeting approved.
- Non-board members introduced and welcomed.

**New Business**

Vote to Amend the CC&Rs Regarding Architectural Review

- Process: Five (5) Inspectors of Elections counted the votes received on the proposal to eliminate Architectural Review from the CC&Rs.
- Results: 150 envelopes were received and counted; 136 voted “Yes”; 14 voted “No”; 130 yes votes were needed to pass; the measure passes.
- Effect: The CVCA Board no longer engages in Architectural Review, and is working with our attorney to register this change with the County.
- All other provisions in the CC&Rs remain in effect, as do applicable regulations by the County, State and other authorities.

**Public Comments**

- Jane Sanders: raised concerns about residents’ health during extreme heat events. She suggested using a ‘buddy system’ to check on people who have opted in to the system, as well as creating a list of public places w/ AC in the area.
- John Lubben: inquired about the CC&R’s rules regarding view-shed protection and the requirements for residents to trim trees at neighbors’ request.

## **Reports / Discussion on Standing Board Topics**

### Finance

- The Association Budget is in good shape with a balance of approximately \$22K, much of which is fire funding.
- The Board agreed to re-contact 3 CVCA owners who have not yet paid their annual dues for 2017.

### Guardrails

- The County is working on design plans and budgets for the priority areas identified by the CVCA (i.e. Upper and Lower Outlook Drive, and Pine Hills Drive).
- The Board has repeatedly expressed concerns to the County about the pace and prioritization of this effort and will continue to press for meaningful and appropriate action consistent with the Association's previous input.

### Fire Abatement

- The Board reviewed the status and plans for tree removal and trimming throughout the Association.
- Considerable progress has been made, but we are currently about 3 months behind our ideal timeline. The Board will continue to work with current and potentially new contractors and Cal Fire to expedite these projects.
- During the recent fire safety inspections by Cal Fire, the Association received warnings for two locations in the Common Areas. Contractors will be directed to address these issues shortly.

### Landscaping

- Considerable progress has been made on several long-standing priority areas. Existing and potentially new contractors will be directed to complete work, including the entrance area near Canada Drive.

### Ongoing Violations of the CVCA CC&Rs

- The Board reviewed existing instances of violations of various aspects of the CC&Rs, including: encroachments onto Common Areas; conducting commercial operations; failure to maintain landscaping; excessive noise from barking dogs; obstruction of the view-shed; and, visible storage of an RV.

- The Board is continuing to take appropriate actions to resolve these specific and ongoing issues, including working with our attorney to identify practical solutions consistent with the CC&Rs.
- Additionally, the Board agreed to work with our attorney to develop, and vet with the Association, a set of practical and transparent policies and compliance strategies to ensure that the community's intentions, as embodied in the CC&Rs, are maintained.

Prepared by: Charlie Wahle, CVCA Secretary