

Minutes of CVCA Board Meeting Feb. 13, 2017

Attending

- Board Members – Allen Miller, Jeanne Krener, Sally Miller, Dave Tubman, Bill Vogelpohl, Charlie Wahle (new appointment)
- Former Members – Brian Congleton, Victor Lourenco
- Others – Valerie Kazansky

Previous Board Meeting (Nov. 18, 2016)

- Minutes were approved by unanimous vote.

New Board Member

- Charlie Wahle was approved to fill the newly vacant seat of Secretary.

Board Member Duties

- Member roles and tasks were reviewed and assigned.

Fire Abatement

- Reviewed recent history of grants received and pending.
- Board agreed to move forward quickly with planning and contracting on current grant from Cypress Fire before its June 2017 expiration.

Infrastructure

Architectural Review

- Reviewed proposal to eliminate architectural review as discussed at the annual Association meeting in Jan. 2017.
- Board's attorney is exploring options to clarify and streamline the process and is currently drafting options for Board consideration.
- Board will then craft a proposal for ratification by the full CVCA membership in late Feb. early March.

Guard Rails

- Discussed County's plans and some resident's input on various planned and proposed projects.
- Monterey County will soon seek public input for a 30-day review period before prioritizing next steps in Carmel Views.
- Board recognized the authority and constraints on the County and Cal Trans in regard to design and construction of guardrails, but also agreed to proactively work to create a more formal role and routine process for informing their project priorities, including siting decisions.

Fire Road

- Road is currently blocked by downed trees and a flooded pit, making egress and ingress impossible during a fire or other emergency.
- Although the County appears to own the road, Cypress Fire agreed to remove the downed trees.
- Monterey County is reviewing its responsibilities and may undertake repairs to the road itself.

CC&R Violations

- *Parking* -- Reviewed current instances of RVs, trailers, etc. parked in plain view. Board has contacted one resident and has agreed to meet with him at a future meeting to discuss requirements and options.
- *Dumping* – Illegal disposal of trash and debris continues to be an issue. Board agreed to hire a contractor to remove existing debris in canyons and agreed to consider ways to deter future incidents (e.g. signage).
- *Viewshed* -- Issues continue to emerge in several properties. CVCA By-laws provide for Board to mediate between homeowners; Board actions to follow.
- *Encroachment in Common Areas* – Reviewed the history of homeowners constructing in or otherwise affecting Common Areas beyond their property lines. Board agreed to consider potential ways to educate all residents about the CC&R's provisions for stewardship of CVCA's Common Areas.

Secretary

- Board reviewed the duties and responsibilities of the position and discussed next steps.
- Board agreed that Secretary may proactively reach out to Title Companies and Real Estate Agencies to provide the routine information they regularly request about properties in the CVCA.

Community Engagement

- Board discussed options for the annual party.

Website

- Reviewed the history of the website and discussed options for maintaining it.