

Minutes of Carmel Views Community Association
Board of Directors Meeting
Dec. 11, 2017

Attending

- Board Members – Allen Miller, Jeanne Krener, Bill Vogelpohl, Charlie Wahle
- Others – Atsuko Veio, Judy Feisthamel, Bruce Neben,

A. Routine Committee Business

1. Agenda distributed and approved.
2. Minutes from previous Board meeting approved (9/14/17).
3. Non-board members introduced and welcomed.

B. Reports of Board Members

1. Finances (J. Krener): \$30K remaining in checking; \$20K in savings. These are slightly higher than anticipated at the beginning of the year. Rio Vista contributed more than expected, as did the fire funds. We have a \$4K surplus for high priority projects. The water bill for the Rio Vista entrance garden is considerably higher than normal; we may have a leak or irrigation system's timer is off. Ideas for new projects: clear gutter and install new plants above the entry wall.
2. Fire Abatement (S. Miller): Fermin will do weed abatement in 3 areas; 2 dead trees to be removed; estimated cost is \$7,650 billed to Cypress Fire. Fire abatement log system is cumbersome and may impede members' compliance with submitting records of their efforts on the matching grant.
3. Infrastructure (B. Vogelpohl): Guardrail replacement and repair effort by the County is moving slowly; probably get Upper Outlook work done soon; may wait for that to be done before pushing for additional projects. Next priority Lower Outlook in the rock cut. The emergency fire road is repaired now. Cypress wants a meeting about fire abatement. Revisit road maintenance after rains stop.

C. Old Business

1. Monterey County maintenance (Bill): see B.3.
2. Ongoing CC&R violations (Bill): No new violations; mobile home on Canada Dr. is gone; wood pile on lower Outlook is largely cleaned up.

D. New Business

1. Annual meeting preparation: mailing should go out this week.
2. Slate of candidates for the Board:
 - a. John Lubben
 - b. Maureen McEachen
 - c. Judy Feisthamel

E. Executive Session

The Board discussed potential approaches to resolve an ongoing encroachment on the Association's Common Area. Legal counsel will be consulted soon.