

## Carmel Views Community Association Board Meeting

Date: June 12, 2018

Present: Maureen McEachen, Charlie Wahle, Sally Miller, Bill Vogelpohl, John Lubben, Judy Feisthamel

Meeting called to order at 6:40 pm.

Minutes from the 4-3-18 meeting were approved.

1. Fire Abatement (Sally Miller): Larry Arthur has sent letters of concern regarding common areas and about an oak that may have been taken down. He also expressed concern about clearing the road in the canyon where the transmission lines are located. It would be good to have Type 2 wildland fire trucks drive into the canyon. However large trees and a 5 ft. *Genista* prohibit passage.

The sewage district owns some but not all lines in our subdivision. Routinely at the end of June they cut down grass on these lines to maintain access to the lines. This covers the area immediately above the sewer lines. Arrangements can be made with the grass cutter, Del Monte Gardeners, to widen and extend the area of grass cutting. This would increase defensible space behind the homes. The disadvantage is that the grass and brush may belong to the homeowner since lot lines are unclear in many places. The work can be done at a cost of \$3800.00. This should happen by the end of June or July of 2018.

We have received a citation from the fire department for the area above Canada Valley Dr. with the compromise being better grass and brush cutting there.

There is money now available for future fire abatement work. However, the Gavilan crew was called elsewhere and no further work was contracted.

The PGE crew has been doing a superb job cutting trees that are in the way of the power lines on the West side of Outlook Dr. Work will continue next week.

Future attention will involve the following:

- a. Member notification as to the July 9 Chipper Days and request for second quarter fire abatement work logs.
- b. PGE work along Canada Court may increase the mowed area along the street. It would be wise to extend the mowing as far from the street as possible and as far up the slope as feasible. The steep slope is owned by CVCA and we often receive a fire citation here.
- c. Apply for the Gavilan Crew for work in 2019.
- d. Apply for fire abatement grants in the next cycle. Cypress Fire has indicated that we would not receive a grant now due to the many other first time applications.

2. Treasurer's report (John Lubben): Dues: All have paid except for one deceased member. Dues are now minimal at \$155. We may need to increase the yearly dues or

at least the late fee for the late payees. A \$10 late fee does not seem enough. The board has a debit card from Wells Fargo.

The Board's Gmail account will be sending email notices to members regarding announcements rather than letters. This will apply to those that have an email account.

#### 4. Infrastructure (Bill Vogelpohl):

The cost of removing the dead pine at the entrance to Carmel Views will be about \$600.

A banner will go up announcing Chipper Days that start July 9.

There was an incident when someone was pounding on the lock to the Outlook Dr. gate. We may need to invest in two locks to place on the entrance gate. There are 2 others there already, from the fire department and the county.

May 31 Brian Flores looked at the culvert and it will be repaired sometime in July. Board's permission was needed.

There was a mudslide behind one home and some structures were damaged. The homeowner and the board are working with insurances and the county.

One home in our neighborhood appears to be in a state of disrepair and disarray. A sound resolution will need to be found.

#### 5. Communications (Charles Wahle) :

The board will need to pay a fee for the continued use of the board's web site. This fee is due by mid July.

Our involvement in the County's Advisory Committee seems to be up in the air, yet the County needs our involvement so that we have a representative from the members of this association.

Charles Wahle wants us to write a summary of the CCRs so that we can send these out to members. This would be done after they've been approved by an attorney.

Meeting Adjourned 8:45 pm

Respectfully submitted by  
Judy Feisthamel, Secretary