

Carmel Views Community Association Board Meeting

September 25, 2018 Minutes

Present: John Lubben, Bill Vogelpohl, Charles Wahl, Maureen McEachen, Sally Miller, Judy Feisthamel and visitor "Bud" Allen Miller

The minutes from the June 12th meeting were distributed and approved.

The meeting was called to order at 6:35 pm

1. Fire Abatement (Sally Miller)

Some dead trees (4) had to be removed by the water tanks off Pine Hills Dr.

Our grant money has been exhausted. It's 50/50 if we get a next one.

We will once again apply for the Gavilan Crew for 30 working days.

PG&E has meet with Maureen and Sally with the goal of developing access to their power lines across our common land. This is for the power lines that cross into the subdivision from the east. Currently, there are private lots that have a power line easement across them, but the company is now encountering resistance from the individual homeowners to allow access down their lots and driveways.

2. Treasurer (John Lubben)

One resident has not paid his dues. Now the lien and other costs amount to \$1700.

Dues are due yearly on March 1st and are considered late starting April 1st.

We now have 45,299.54 in our business checking account and 25,217.58 in the money market savings.

3. Infrastructure (Bill Vogelpohl)

A request was made by a resident to pressure treat the entry way wall.

Rancho Rio Vista would pay 1/3 of the cost.

We may eliminate a banner announcing our yearly meeting since it would alert wrong parties about many residents not being home on a specific day.

Mailings and emails will go out announcing the date of our annual meeting.

4. (Charles Wahle) Communications

A County Advisory Committee (CSA) is seeking membership from our organization and has sent out letters seeking volunteers from our area. Some members and residents have expressed an interest and these people will be notified as to their acceptance or rejection. These meetings with Mary Adams should help the county focus on some of our community issues (roads, guard rails, etc.).

5. Secretary (Judy Feisthamel) Updated membership lists are kept in an excel spread sheet and shared with the president and the treasurer.
Names of new owners are reported first to the treasurer.

New business:

Yearly fees were voted on and approved. Approval is to increase them to \$185 a year with a 10% late fee of \$18.50. This is a result of the lack of money available now for fire abatement.

Potential questions for our attorney regarding landslide liability were discussed.

Annual meeting will be tentatively held on January 27th at 4:00 or 7:00 pm. Most notifications will be by email. As indicated earlier, a banner will not be displayed this year.

We are now seeking new members to recruit since we'll need to replace two members.

Our next meeting will be in late October or the beginning of November. One last meeting will take place in December when packets will be mailed to all homeowners.

8:47 pm adjourned

Respectfully submitted,

Judy Feisthamel