

Carmel Views Community Association – Annual Meeting
January 28, 2018
Congregation Beth Israel, 5716 Carmel Valley Road
MINUTES

A. Establishing a Quorum (Bud Miller and Inspectors of Elections)

- *President Miller certified that 95 association members were either present or had sent in proxies, creating the necessary quorum.*

B. Reading and Approving the Minutes of the 2017 Annual Meeting (Charlie Wahle)

- *The minutes were read and approved unanimously.*

C. Reports by Board Members (Attending: Bud Miller, Bill Vogelpohl, Jeanne Krener, Sally Miller, Dave Tubman, Charlie Wahle)

1. Finances and budget (Jeanne Krener):

- a. 2017 budget, income and expenditures: *The budget has a surplus of over \$2,000, excluding grant funds. Homeowners continue to donate to fire abatement, with one gift of \$600. We have set aside \$15,000 for fire abatement work, with supplemental funding from grants. No owners are in arrears on their dues.*
- b. Proposed 2018 budget, including dues for 2018: *the budget was discussed, including the growing need to augment fire grants.*

2. Fire abatement (Sally Miller):

- a. Summary of 2017 fire abatement activities: *Bud provided an overview of grant funding and management, including the transition of responsibility for grants from Pam to Sally Miller. He highlighted that, currently, the fire abatement budget is largely independent of Association funds, and that fire abatement work focuses mainly on common areas. Widespread mortality of pine trees, combined with storm damage to standing trees, creates a growing need to address fire risks in the common area. This includes tree removal, trimming, weed abatement and the creation and maintenance of defensible spaces. To date, we have used \$40,000 of the available \$50,000 from state funds for fire abatement.*
- b. Plans to apply for additional fire abatement grants: *the Association plans to seek additional grants before the current one expires in June 2018.*
- c. Request for fire abatement work logs: *because Cypress Fire Department matches our member contributions for fire abatement, it is essential that all residents submit their logs documenting their fire abatement work on their property. This includes removing Genista, an invasive and widespread weed in our area (see Sally or Bud to borrow “puller” tools). We get credit for direct costs as well as for owners’ time. In 2017, we*

successfully claimed \$50,000 of owner work that was matched by Cypress Fire (cypressfire.org).

3. Infrastructure (Bill Vogelpohl):

- a. Status of Monterey County's plans to replace the guardrails: *Guardrails are to be installed on Upper Outlook in Feb/Mar, and later on lower Outlook in the rock cut. The Monterey County Resources Agency (RA) has not yet done the engineering work on the latter project. The design will likely be similar to the existing rails on middle Outlook, near the bench overlook. After the rails are completed, we intend to urge the RA to fix the many areas of buckling roads in Carmel Views.*
- b. Summary of efforts to remove trailers, motor homes, and non-operable vehicles: *in the case of the RV visible from Canada Lane, the owner has agreed to use planted trees and other methods to obscure the vehicle from the road and his neighbors; the wood piles on lower Outlook have been cleaned up; people have been leaving cut logs along the shoulder on Canada Drive, creating a potential traffic hazard; and, repeated incidents of people driving on the shoulders of Canada Drive, creating unsightly and potentially dangerous ruts: Board will investigate as needed.*
- c. Plans for common area maintenance in 2018: *people continue to leave brush and debris along roads in the common areas; these material should be put out for the scheduled chipper days, consistent with the published guidance on branch size, materials, orientation, etc. to ensure their pickup.*

D. Additional Reports

1. The budget and organizational implications of ongoing fire abatement activities (Bud Miller): *Developing and managing fire grants is becoming a time-consuming role for the Board and will likely be unsustainable in the near future; we may need to hire someone to handle this critical function. With the likelihood of obtaining additional grants dwindling, it may be necessary for the Association to cover some or all of those fire-related costs internally from its operating budget, or from other external sources. This, in turn, may require an increase in annual dues, which have historically been based on the assumption of reliable external grant funding for fire abatement. Other fire discussions focused on the status and reliability of the fire road on upper Outlook, and other areas, as needed escape routes in a fire emergency. ^[L]_[SEP]*
2. Updating the Association's governing documents (Bud Miller): *Bud summarized the recent changes to the CC&Rs that eliminated the requirement for architectural review. Noting other issues with the By Laws, he suggested that the Association undertake a comprehensive review and updating of its controlling documents.*

E. Election of New Board Members

1. Slate:
 - a. Maureen McEachen
 - b. John Lubben
 - c. Judy Feisthamel
2. Election returns (Inspectors of Elections): all were elected

F. Open Discussion of Issues Raised by Members of the Association:

Members discussed a variety of emerging issues affecting Carmel Views, including: concerns over speeding and reckless driving; increasing traffic intensity and congestion on Carmel Valley Road; support for the Public Water Now initiative to evaluate a public take-over of water supply for the region (members decided against having CVCA take a formal stand on this issue and instead urged individual residents to sign the petition and support the effort).

Adjourn

- *President Miller adjourned the meeting.*