

### CVCA Board Meeting 3-31-19

Board members present: Maureen McEachen, Charlie Wahle, Laura Speakman, Jane Sutton, Judy Feisthamel, (Bill Vogelpohl: absent)  
Homeowners present: Tricia Bean, Javier Gomez, Larry Arthur, Tempe Wennerholm, Mary Pacey.

Meeting was called to order at 1:30 pm following the introduction of all present.

#### Report and issues presented:

Mary Pacey addressed the issue of fire abatement in the association. "Sewer access road" was also presented as a problematic issue. There was concern about the possibility of having the association fund the removal of a dead tree if an individual cannot pay for such work. This would not set a good precedent. Mary Pacey wishes PGE to have access to their lines through Pine Hills Dr. rather than Canada Valley Dr.

Tricia Bean addressed the board regarding a PGE project near her home. She wants to know who is going to be directly impacted. What is the history of the PGE right of way? Why does PGE need a new access route? Will the road be widened and/or paved? Will PGE notify individual homeowners about future work? Homeowner Bean does not want PGE nor anyone to cut any trees on her property. She indicated that property boundaries and sewer lines need to be taken into consideration so there are no encroachments onto private property. She wanted to know why "previous maps" are not being used when these indicate a right of way. PGE needs to check with homeowners to see where the property lines are.

Tempe W. expressed concern that there should not be vehicle traffic on the Canada Valley extension or sewer access road. She does not want to have PGE go into private property to work on power lines. Tempe expressed the same concern about access to the very end of Canada Valley Dr.

Minutes from 12-11-18 were approved. Motion made by Jane Sutton and seconded by Laura Speakman.

1. Fire abatement. Jane Sutton informed the board that there is cooperation with Rancho Rio Vista for weed cutting by Canada Dr. There is a small grant, which started on Feb. 1, 2019 to deal with fire abatement issues. A project manager, Lois Powell, has been hired to take care of fire logs and will be dealing with the expenses associated with fire abatement, especially with bigger projects. That manager will receive \$10,000 through the grant. At this time EPA reports are being addressed. Chipper program will start April 8, 2019. Point was made that if a neighbor's tree falls on one's yard, the neighbor is the one responsible for the cleanup, unless the homeowner notified the neighbor of a potential hazard prior to the tree falling.

Eric Slavinski is in charge of the water tanks by the upper Pine Hills area. Larry Arthur expressed a concern about the impassable Outlook Dr. extension road, aka the fire road.

2. Treasurer's report:  
Quickbooks report. \$4,530 dollars were put into fire abatement so far. Some homeowner's checks haven't been received yet. Del Monte Gardens has received a little over \$5,000. Tax filing will be taken care of by the April 15<sup>th</sup> deadline.
3. Infrastructure. PGE has received reports of lights being out, but no action has been taken yet. The chipper banner is now up at the entrance to from Carmel Valley Rd. Genista is now growing at the front entrance and this infestation needs to be addressed with Rancho Rio Vista. A homeowner has alerted the Board to two potential encroachments onto the common area (parking pad and bocci courts). The inherent distortion of lot lines in Google maps makes it difficult to determine whether these are, in fact, encroachments. The Board will work with our attorney to examine this situation further.
4. Charlie Wahle has been voted in for a third year term. Jane Sutton made the motion and seconded by Judy Feisthamel. Charlie is also one of the members of the CSA-47 committee and is waiting to be notified of its first meeting.
5. Status of membership. All names on the membership list were accounted for.
6. Charlie's comments; We are dealing with a complex problem with PGE. It would be best to find common objectives with PGE, forgetting about questionable past actions. PGE needs to address their goals and options. We can ask a PGE rep to come and talk to the Board regarding where and how they need to access sewer lines. Another comment from Tempe concerned legal and permitting issues. She mentioned the expertise of some CVCA members and wanted these individuals to be present at a future meeting with PGE. Charlie wants to PGE to address specific access issue at this future meeting. Mary reiterated that we should also be using the expertise of people that live in this area.
7. Laura Speakman suggested we get a historian to document the history of this neighborhood.

Attachment: Carmel Views Number #4 map;; page 5 of 5

Meeting was adjourned at 3:18 pm

Respectfully submitted by  
Judy Feisthamel