

CVCA Board Meeting

Date: August 18 2019

The meeting was called to order at 1:17 pm

Board members present were Maureen McEachen, Charlie Wahle, Bill Vogelpohl, Laura Speakman, Jane Sutton, and Judy Feisthamel

Also present were the following residents; Buzz Joseph, Tom Wilson, Tricia Bean, Mary Pacey, Holly Wilson, Alexis Delehanty, Tempe Wennerholm, Lucy Bradford.

Open comments:

-Tempe brought to the meeting an official map of our area. She pointed out that the parcel east of Canada Dr. belongs to the Mormon Church. Our president indicated that any project in this area is now on hold. Tempe indicated that PGE needs to bring an encroachment permit to do anything on other people's land and a grading permit if an area is over 25% grade. Tempe stated that PGE should be allowed to do any necessary work. She knows the history of the sewer access road, one that has never been a vehicle access road. She has lived in this area for 50 years.

-Tricia added information related to sewer lines and property lines. She wants to get the Gavilan Crew back to work by Pine Hills. Jane Sutton suggested that Tricia get a survey to know exactly where her property lines are located.

-Alexis brought up the issue of the substation noise. PGE is now out of compliance because of the noise level by the substation. She has people to contact: Liz Stout and Mike Bernet and our assemblyman. She indicated that PGE should not come into neighborhoods and negatively affect our wellbeing. She stated that PGE should do a sound study of the noise level in the area around the substation. She wants to be informed about any future work at this location. Liz Stout has had to put up new barriers around the substation. PGE knows that Alexis is the point of contact regarding the noise issue around the substation. Both PGE reps have been in contact with Alexis regarding the sound study; one was done ten years ago and a new one will be done soon.

A. Approval of Minutes

Minutes for 6-17-2019 were approved.

Minutes for 3-31-19 were approved with the addition of an attachment: a map of the following area: Tract 4; page 5 of 5.

B. Reports of Board Members

1. Fire Abatement: (Jane Sutton) Work will be scheduled for Canada Dr and on Pine Hills Dr. Trail. Mowing program will start with Del Monte Gardens. Access will be by Mary's place.

PGE expressed a concern about trees that might grow in the next 50 years near the Substation. There have been suggestions about using goats to remove brush from area.

Next Chipper Days will be the weeks of September 16 and Nov. 4.

2. Treasurer (Laura Speakman): Some money is available for fire abatement. \$11,000 remains. Much has been spent on legal issues.
3. Infrastructure (Bill Vogelpohol) Three times per year CVCA does brush cutting with Rancho Rio Vista's help. October is the next meeting with Rancho Rio Vista board. Paulino is involved in the clearing of brush along the roadside. Bill will place the chipper banner by the entrance to Carmel Views one week before chipping dates begin. Laura brought up the concern of trees that might fall in the winter along Cañada Dr. This issue will be brought up at the meeting with Rancho Rio Vista.

Three barking dogs have moved into the area. Also advertisement signage has been placed on the property as well as several others. Two board members have spoken to the new owners. Bill Vogelpohol made a visit to the house and so did Judy Feisthamel during a 'welcome to the neighborhood' visit, (on separate occasions.)

Discussion ensued about the board's involvement. It was identified that the procedure to address barking or aggressive dogs is for the concerned party to contact Monterey County Animal Control, or to contact 911 if there is an imminent threat. Article V, Section 3 of the CC&R's state "Each person bringing or keeping a pet on the Properties shall be solely responsible for the conduct of said pet. The Association, its Board, officers, employees and agents, shall have no liability (whether by virtue of this Declaration or otherwise) to any Owners, their family members, guests, invitees, tenants, and contract purchasers for any damage or injury to persons or property caused by any pet or enforcement of the restraint issue." Consequently, it was determined neither the CVCA Board nor the Association have any formal role in resolving this issue.

The decision was the signage would removed. A general message would be sent to membership about not posting commercial signs in the future.

4. Communications. (Charlie Wahle) Charlie is still awaiting the start of a meeting with the advisory committee. Charlie is looking forward to sharing our association's views with this committee. Other participants will be Susan

Greenbaum, Bud Miller and Bill Vogelpohol (alternate). Charlie expressed the possibility of having association members receive notifications by email only rather than postal mail.

5. Secretary (Judy Feisthamel). Treasurer and Secretary are coordinating information regarding new sales in order to keep the membership lists up to date. Four new homes have sold and the information about the new owners is being updated on the membership roster.

C. Old Business

A resident reported possible encroachments on HOA property. Our attorney will be preparing an analysis of the properties to present to the board.

D. New Business

Squatters have reportedly taken up residence in homes in a neighboring area, and there is a need to be aware of unusual activity in the homes of your neighbors, and report any suspicious activity to the Sheriff.

Meeting adjourned at 5:30 pm

Respectfully submitted,

Judy Feisthamel