

CVCA Board meeting 11-12-19

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

Membership present: Tempe Wennerholm, Alexis Delehanty, Bud Miller, Susan Miller, Buzz Joseph

Open Comments:

Bud Miller, former board president, stated that we may not get any more grants and proposes an increase in annual dues to \$220. He also suggests that we increase them even more if we place such an item on the voting ballot. If half of the membership agrees, then a higher increase would be possible. The current HOA dues may be too low. Common land in the association consists of 70 acres and money is being spent in this area.

- A. Approval of Minutes. These were approved by all board members present.
- B. Reports from Board Members
 1. Fire abatement: CAL Fire is working on the Palo Colorado area. Jane attends CAL Fire meetings. Right now we are trying to get fire wise status to minimize our risk for fire danger. Del Monte Gardens still needs to go out and take care of the genista on the common trail. We may also use Jimenez gardening to do some of this work.

Regarding the grant, we have a project manager (Luis Powel) and a grant writer (Pam Peck). We still have most of the money from the grant. The project manager can follow Jane's suggestions regarding what needs to be done with the genista. Any Gavilan Crew work needs to be managed by a project manager. Jane expressed an interest in being the project manager. The grant will expire February of 2021. Concerns were expressed in relation to the execution of the grant funds. Contact with Luis will be made.
 2. Treasurer: Most of the money from the dues has been spent.

We have \$1,500 left which includes funds for fire abatement. However we still have \$25,000 in a Checking Account. Rancho Rio Vista does not have dues, and only receives funds from some members that contribute for the upkeep of the entrance.

3. Infrastructure: Chipper days are scheduled for next January or February. New banners will be needed. Bill Vogelpohl places these at the entrance. Discussions occurred of re-using prior banners.

4. Communications: A meeting took place re CSA47. The members are Charlie, Bud Miller, Susan Greenbaum and Al Zambor, from Mar Vista. Lynnette is in charge of finding a replacement for a member that has moved. There are 37 CSA advisory committees in the county. They evaluate the needs and recommend the development of infrastructure projects specific to an area, such as roads, lights, etc. For example, engineering assessments are undertaken and CSA money is used for projects of high priority as determined by this group. The "fire road" was brought up and the group was particularly concerned about the fire danger in this sector of our community. The group meets twice a year.

5. HOA Demands: A welcome to one new owner on Pine Hills Dr. was provided. The memberships lists are up to date. The Treasurer and the Secretary have now coordinated the membership lists.

C. Old Business

1. An encroachment issue was brought up. The issue has to do with three properties. Two of them do not meet the criteria for encroachment while the third is being handled by the board attorney. The owner of this property will be contacted informing him/her that there is an encroachment issue on the property.
2. PGE Substation. PGE is working on sound mitigation with scaffolding. The type permanent fence that will go around the substation is still being discussed. The sound should eventually be "acceptable". Alexis Delehanty is the point person regarding this issue.

D. New Business

1. The Board voted to make an increase in the annual dues to \$220.00. The Board also suggested adding on the proxy a notice regarding a possible increase of the dues to \$360 in 2021.
2. The Annual Meeting will take place January 26 at 4:00 pm at the Beth Israel Synagogue. We now need two volunteers to be on the board.

Meeting was adjourned at 8:17 pm

Respectfully submitted by

Judy Feisthamel