

Annual Membership and Board Meeting
1-27-2019

CVCA Annual Meeting

A fire expert speaker instructed members to continue safeguarding the outside of their properties with at least 100 feet of tree clearance. People that are not compliant to fire department policies could get a warning and a \$100 fee.

Evacuation issues were brought up regarding an unmaintained county road that could provide property owners a way out of the area in case of a fire disaster. Fire expert did not wish to use the designation of "evacuation" road, but wished to inform the public that this would be a road used by Cypress Fire Protection District in case of a fire emergency.

January 2018 Minutes were approved:

Motion made by Bruce Greenbaum and seconded by Amy Anderson

Three volunteer (non-board members) counted the proxies and determined that we had a quorum with 89 votes.

Treasurer's report (John Lubben):

Currently the balances in our accounts are:

Checking: \$28,057.84

Savings: \$25,219.47

Supplies were more expensive this year.

Rancho Rio Vista pays 46% of the water bill to maintain the front entrance to Carmel Views and Rancho Rio Vista.

Board has now voted to increase dues to \$185.00 starting March of 2019.

1. Fire Abatement report:

12 dead dangerous trees were taken down. Three sewer easements were worked on and PGE completed a major pruning project. Much pruning was completed in common areas. Now that the association has a \$49,000 grant, there is a need for an in-kind match from members. Work logs will continue to be required. Genista pullers are available for anyone that needs them and wants to borrow them.

Chipper days are for the following upcoming weeks:

April 8

July 8

Sept 6

Nov. 4th

Banners will go up with reminders.

2. Infrastructure (Bill Vogelpohl):

For infrastructure related issues, contact: Bvogelpohl8@gmail.com

Board continues to address guard rails and the buckling of the road on Outlook Dr.

If weed wacking is needed, Bill Vogelpohl is the person to reach.

Keys to fire road gate are now gone. There is a combination lock in place. It is not advisable to try to drive on that road.

Praise was given for the way the front entrance looks.

Fire hydrants need to be checked periodically.

Members should know where the gas shutoff is located in their houses.

In case of an emergency, it will be possible to create a system to reach community members. Michael Zurich volunteered to set up such a system.

3. President's report (Maureen McEachen):

During the first power outage some property damage occurred and some members lost valuable items such as refrigerators and TVs.

Opt-out system was already set up for members wishing to receive email notifications rather than formal mailings.

Reminders were brought up regarding easements:

- Scenic easements exist near some properties.

Members were reminded that:

- No advertising can be done on properties

- No planting on common areas

- No excavations on scenic land

A county committee has been set up which includes four people from our association. This CSA47 committee might meet with Mary Adams on January 31, at 6:00 pm.

4. Elections:

There was a unanimous vote for the new slate of members. Two new members will join the board:

Laura Speakman will be our treasurer, and Jane Sutton will lead fire abatement concerns.

5. Open questions:

Larry Arthur addressed the problem of discarded cigarette butts by the road, a source of ignition. He stressed the importance of keeping the roadways clean.

A motion to adjourn was made at 8:49 pm.

Respectfully submitted,
Judy Feisthamel