

Carmel Views Community Association Board Meeting

August 2, 2020 3:00-4:30pm

Due to Shelter at Home Directive, via Zoom or call in

Minutes

Attended by: Tricia Bean, Alexis Delehanty, Maureen McEachen, Bud Miller, Dinesh and Suchita Nayak, Laura Speakman, Alexis Speidel, Bill Vogelpohl, Tempe Wennerholm

Meeting called to order by Laura at 3:08

Open Comments:

Dinesh and Suchita Nayak: Inquiring about the restriping of Outlook Dr., especially in light of Rio Vista's recently added reflectors and restriping and wondering if board may get faster action from the county. Tempe echoed concern; she called public works a year ago re: repainting and said they would put it on the list. Laura sent a letter to county supervisor Mary Adams already regarding this issue and others and will follow up again.

Tricia Bean: Wants PG&E to document their commitment to only use their Pine Hills Dr. right of way to access property to the east of Carmel Views and at the minimum have PG&E's verbal commitment recorded in the minutes. Requests more transparency from PG&E and board. Alexis D. emphasized that it has been incredibly slow process (years) dealing with PG&E.

Agenda Items:

A. Approval of Minutes:

Minutes from Board Meeting on May 10, 2020 approved

B. Reports of Board Members:

1. Fire Abatement (VP, Jane Sutton): Maureen provided brief update since Jane absent. \$28,540 has been spent on genista management, downed tree removal, etc. Since this is over the \$27,000 fire budget, homeowner donations have covered the extra. Canada Valley Dr. genista removal still coming up this fire season. Bud requests fire abatement update sent to all membership (bimonthly on website or by email) detailing exactly where fire money spent (downed trees and where, where genista removal has occurred, etc.). Board favored this idea and Laura added she would like to add before and after photos as well.

2. Treasurer (Maureen McEachen): One member remaining to pay 2020 dues. In addition to the extra fire abatement costs, we have a little extra we need to pay for common area maintenance (estimated up to \$5,000 over estimated 2020 budget in total). Laura states we have funds in the CVCA checking account for covering these extras without having to touch necessary reserves. Bud suggested that the extra in checking could even cover the park boundary posts and the final cost of the genista removal on Canada Valley Dr. He will check with Krista and the CC&Rs to ensure we have the correct amount in reserve (i.e., should the reserve amount, currently at \$29,000, be enough to cover an entire year's budget with or without fire abatement?). Bud requests budget report sent to board members every other month so everyone is up to date.

3. Infrastructure (Bill Vogelpohl):

Genista removal: The last area needed this season is above Canada Valley Dr. Estimate is \$1650 for pulling but genista is so thick this could create risk of erosion if not netted/reseeded. As it is a scenic easement, we can only broadcast seed, not replant. Bill will get quote for the netting/reseeding.

Road work: Includes upheavals/potholes/stripping. Continues to request from county with no action.

Bud: We need to go to county supervisor directly and let them know that current system for requesting action is not working. Alexis D.: Let's encourage residents to contact supervisor's office and complain as well. Laura will send info to residents about who to contact and voice complaints (direct them straight to top).

Fire road: No response from Cypress Fire about erosion and impassibility. Continues to call them.

Street lamps: Sent letter to PG&E detailing street lamps that are out. Usually takes a while for response.

There is one more side of the road weed wacking scheduled this season estimated at \$2100.

4. Communications (Bud Miller): Website is mostly updated and requests more information (specifically fire abatement progress) to continue to provide updated information to membership.

Additionally, reached out to Cypress Fire to get their approval for the paragraph about the fire road at the top of Outlook and their request that no residents use it in emergency, but has received no response.

5. Secretary (Alexis Speidel): New neighbors have been sent a request for info as they move in so we can get them on listserv and into membership directory. Tempe requested membership directory updates be sent to all residents as appropriate.

6. President (Laura Speakman):

PG&E easement: After meeting with PG&E, they have agreed the Pine Hills Dr. easement is going to be their only access road in Carmel Views. They will use that road to move south behind resident houses until they reach the road that allows them to turn east to their lines. They will not be pursuing the potential Canada Valley Dr. entrance. We cannot get a forever promise from them but at this point they have no plans to pursue any other access besides Pine Hills Dr. Tempe: appreciated July 17th, 2020 letter from PG&E letter to CVCA that references APNs so it is very clear. Requested the letter be entered as an addendum to the minutes for future residents and boards to reference.

Substation work: Alexis D. is handling communication with PG&E re: substation. PG&E has a plan to erect wall for visual enhancement and sound mitigation after sound blankets did not achieve desired results. PG&E will be sending out sample and color options of new material for wall. Timeline estimate is Spring 2021. When choices are available membership will be informed so any impacted residents can be involved.

Structure with lights: Structure with lights in backyard on Outlook Dr. clarified as roses being grown in temporary greenhouse. Laura reiterated to property manager and owner that no electricity be run to that structure unless installed by licensed electrician. That is our focus as that is the code violation.

C. New Business:

1. Annual Dues increase: Possible increase to \$260 for 2021 (as allowed by CC&Rs). This would allow for more fire abatement measures without reliance on grants. Due to current economic situation, individual needs will be considered. Motion to increase dues to \$260 made by Bill Vogelpohl, seconded by Bud Miller. All in favor, no opposed. Motion passes.

2. More board members: Fire abatement needs additional members (possibly 3) as this position has such extensive duties. Laura will send out request to membership.

3. Park boundary barriers: Bud: About 6 6x6 bollard posts like those at the end of Arroyo Trail should work to stop cars from driving through park. We have residents who have offered to put posts in so we just need to hire someone to dig holes. Bill will work on getting estimate needed for holes and alternatively hiring someone to do all the work.

4. Do we need an evacuation plan? County has alerts but individuals need to sign up for them. Bill is researching ideas for developing and implementing an evacuation booklet for plan during fire.

Meeting adjourned at 4:56 by Laura



Pacific Gas and Electric Company
127 E Main St
Grass Valley CA 95945

July 17, 2020

Carmel Views Community Assn
PO Box 22052
Carmel CA 93922

**This letter provides
information on vegetation
maintenance work planned
in the vicinity of electric
transmission lines on or
near your property.**

Dear Carmel Views Community Assn:

Within the past several years Pacific Gas & Electric (PG&E) conducted right-of-way vegetation work along the Del Monte-Viejo 60 kV electric transmission line that crosses your property shown as Assessor's Parcel #015-432-006-000, 015-523-001-000 and 015-031-025-000, Monterey County Records.

The purpose of this letter is to notify you that PG&E is planning on performing follow-up vegetation management maintenance work along the right-of-way this Summer. The objective of the work is to control the incompatible woody vegetation and trees within the right-of-way in order to maintain safe, reliable and affordable electric service to our customers.

Vegetation treatments may include one or all of the following: 1) cutting and chipping, 2) cutting, lopping/scattering, 3) mechanical mowing and 4) selective herbicide treatments.

Herbicide applications will be limited to the right-of-way, prescribed by a licensed pest control advisor and implemented by a licensed applicator. If you have any objections to the use of herbicides please contact the professional services contact below to discuss as soon as possible.

It is anticipated that this work will begin on or after July 29, 2020. If you have questions regarding, this planned work, please feel free to contact Julie Scheve at (831) 444-1440. Please refer to the Del Monte-Viejo-Monterey IVM project in any correspondence.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Peter Beesley', is written over a faint, larger version of the same signature.

Peter Beesley
Program Manager
Transmission Integrated Vegetation Management
Pacific Gas and Electric Company