

**Carmel Views Community Association
Board Meeting
Thursday December 3rd, 2020 at 6pm
Via Zoom or Phone-In (Covid-19 restrictions)**

Minutes

Attending: Larry Arthur, Steve Berardo, Liz Chornesky, Brian Congleton, Judy Feisthamel, Robert Kahn, Maureen McEachen, Bud Miller, Peter Nosler, Mary Pacey, Laura Speakman, Alexis Speidel, Jane Sutton, Bill Vogelpohl, Tempe Wennerholm

Called to order 6:05 by Laura Speakman

Welcome to Steve Berardo, who has volunteered for the vacant Vice President position for 2021

- I. Open Comments:
 - A. Charlie Wahle: CSA update: This is the committee set up by the county for infrastructure recommendations from residents. They have identified 3 priority areas...road surface problems, dead trees and vegetation, and emergency egress routes. But the meeting has been postponed four times. After some complaint by the committee to Mary Adams, the public meeting has now been scheduled by zoom later this month or in January. Charlie suggests sending him photos of problem areas and PLEASE all residents call into public meeting to encourage quicker action by county.
- II. Minutes from CVCA 10/6/20 board meeting: Bud moves to approve, Maureen seconds
- III. Vice President/Fire Abatement Report:
 - A. Liz Chornesky: Has been looking into firewise program as part of CVCA fire abatement committee to see if it is worth it for us to put in the time and effort to become a firewise community. Created a detailed memo with potential benefits and resources required to become firewise. Liz thinks she would need a partner to complete two parts: 1. We would need info from residents for risk assessment (Letters/phone calls). 2. Then implement action plan (we already have pieces of plan in place with our normal fire abatement activities). Peter may be able to help getting properties inspected to help residents get to a safe place (especially since fire department has stopped individual property inspections). Peter will get back with ideas about captain/volunteers to be point of contact and education of homeowners. CVCA will avoid inspection and enforcement, and be more focused on education, guidance, and voluntary improvement for fire safety.
-Benefits: puts us ahead of the curve for future possible legislation, insurance and property value issues. Larry was wondering if there is a minimum participation level to become firewise. Liz says we able to still be able to get community information aggregated even without 100 percent participation. There are two insurance companies (USAA and Mercury) that are purported to currently

give discounts for firewise communities, plus the communities are looked on more favorably for grants and some thoughts that firefighters feel like firewise communities are more defensible.

-Two part emphasis: 1. individuals can take action to help protect their own homes and 2. What you do can protect your neighbors. Program then requires annual accountability to maintain firewise designation. We will need quarterly reporting of people's efforts (paid and self labor) towards fire safety. Maureen and Liz will double check that there is no fee required. Bud: Moves to proceed, Jane 2nd, no opposed.

- B. Jane Sutton: Thank you to Liz for time and skills. Home hardening and defensible space flyers...Jane would like them on website. And also possibly send them out with annual dues meeting. Bud: Boots on the ground division of labor...wants to support Judy and Brian in both inspecting common areas and contractor management. Jane will share her format and method of tracking notes on areas (that she shares with the contractors) for securing crews, quotes, and inspecting completed work that she shared with Judy and Steve. Jane feels work is easiest completed by May of each year. Fire abatement committee meeting to be called by Bud next week to determine who can do what duties.

-Pam Peck talked to Jane and Gabilan crew is coming in next week. They need to do hand work in 2 of 3 areas before goats come in January. Richard Bates will be helping Jane coordinate crews (will take about 3 weeks).

-Jane turned in her 2020 fire expenditures and invoices Maureen. \$35,000 worth of work (does not include mowing). Judy has list of some things that are overdue to be done to bring up in fire abatement meeting. 5 of 7 common areas of Carmel Views had work done in 2020. Jane has found some new landscape contractors for future work (both vegetation and tree work--including Eric Pacheco at Tree for Less). We will also ask goat company for quote about maintenance every 6 months to see if they can replace crews in future.

IV. Treasurer, Maureen, Budget:

- A. 2020 Budget: CVCA went about \$3500 over our approved budget of \$47,000 this year due to common area maintenance and fire abatement. But we had \$7000 in fire donation and reduced legal fees this year to help cover overages.
- B. 2021 Budget: Approved budget is based on \$260 dues for 2021 (giving us \$44,980 for next year--and a proposed estimate of \$54,000 if donations remain consistent). If we raise dues (proposed \$350) then budget could increase to \$60,550 with no donations. Then we would have more money to put towards fire abatement (which will run about \$40,000 outside of common area maintenance). The association has roughly \$12,000 in annual operating costs.
- C. Maureen questions if county could cover some of our roadside maintenance so more of the budget could go to fire abatement. Previous boards and the CSA continues to try with little success so we will budget for the mowing in 2021. The mowing reduces fire risk for evacuating residents and we do get some contribution from Rio Vista based on land distribution and number of residents.

Jane encourages individual residents to report to county where trees/road upheaval poses danger to get county to actually come and take action. Laura moves to keep proposed 2021 budget with current \$7300 estimated roadside maintenance and other costs and then will increase budget if we get the votes to increase dues beyond \$260. Bud moves, Laura seconds. Laura requests copy of budget for mailing to all members.

V. Infrastructure, Bill Vogelpohl:

- A. Bill had police visit non-resident living in an RV. After 3 visits, the police were able to remove him.
- B. Bill visited owner of visible trailer that had received complaint, owner will work to hide and conceal work trailers.
- C. Bill has received confirmation that lamppost that was broken by falling tree on Canada Valley Dr will be replaced December 16th.
- D. There is the possibility of creating an emergency evacuation route at the top of Outlook at water tower. He is working on the many steps involved and it would be used in crisis only as requires crossing private land and fences.
- E. Bill has created a plan for identifying and creating chain of responsibility for the safe evacuation of disabled CVCA residents in an emergency. Will distribute plan to board to see if there is a way to set up a more formal process to implement.

VI. Communications, Bud Miller:

- A. Annual meeting on January 31, 2021 will be with zoom (expecting 50-100 people). We will encourage everyone to be on mute, raise hands to speak, one computer per household, and Maureen will monitor chat. We will try to have many different options for people to be able to talk at the meeting. Two votes of membership required at or before this meeting: 1. Board member votes for Steve, Laura, and Bill 2. Possible dues increase from \$260 to \$350 per year. Bud will review Davis-Stirling Act and make sure that vote is conducted correctly even remotely.
- B. Bud will schedule a meeting of the fire abatement committee next week to ensure we are keeping on top of duties even with Jane leaving the lead position.

VII. President, Laura Speakman

- A. Grant update: Awarded November 2018 for \$49,975 for fire abatement in Carmel Views. Pam Peck wrote to Laura letting us know our remaining balance on grant is around \$45,000 which we have an extended deadline of March to use. Bud questions whether we may only have around \$30,000 left after admin costs. Laura will question Pam, but the use of the funds is controlled by Pam and over \$20,000 should be used up in the next couple months by the crew work in December and the goat grazing in January.
- B. Annual Mailing: Laura is compiling annual mailing with ballots and will be assigning duties to board members to help get the mailing out as soon as all documents are ready.

- C. New plantings: Robert Kahn donated \$500 for new plants at the entrance of the neighborhood. Rio Vista has suggested to save the bushes since they require no water and would take more money than that to replace. So we will approach Robert about using the money for plants behind wall.

Meeting adjourned 7:56

Minutes compiled by Alexis Speidel, CVCA Secretary