

Carmel Views Community Association

Board Meeting

September 9, 2021 4-6pm

Via Zoom or call in

PRESENT:

Board Members – Maureen McEachen, Bud Miller, Laura Speakman, Alexis Speidel, Bill Vogelpohl

Community Members – Larry Arthur, Liz Chornesky, Judy Feisthamel, Michelle Nix, Jennifer Roxas, Charlie Wahle, Tempe Wenerholm

Action Items Open Comments

No new items were raised by members of the community.

Approval of Minutes: Board meeting, June 6, 2021

Approved unanimously.

Reports by Membership

Firewise (Liz Chornesky)

The purpose of the Board's Firewise discussion at this meeting was to consider the Draft *Carmel Views Community Firewise Action Plan*. Finalization of the plan and its adoption by Board is the final step in preparing materials for preparing Carmel Views' application to become Firewise-recognized.

Liz described how the plan was developed through consultation with members of the community, advice from the Carmel Views Firewise Advisory Committee, and in consideration of approaches taken by other communities in our area.

The draft plan lays out a 3-year course of action designed to spur and improve individual homeowner efforts to harden their homes, create defensible space, and prepare for wildfire emergencies. It includes demonstration and educational events, support of Chipper and Genista pick-up days, outreach to the community, and new information products tailored to the particular needs of our community.

All members of the Board had read the draft submitted previously by Liz, and the Board unanimously approved the plan.

CSA-47 (Charlie Wahle)

Charlie first provided a quick update on upcoming work by the County on road repairs in our neighborhood. The County is currently scoping the work with contractors and expects to begin work in October on 8 or 9 of the sites identified as priorities by the CSA-47 committee.

Charlie then discussed recent progress related to the development of additional emergency egress routes. The committee made recommendations about this to the County in February. Three committee members (S. Greenbaum, B. Miller, C. Wahle) recently met with Mary Adams, her Chief of Staff Sarah Hardgraves, Tom Bonnegut (the new County head of Public Works) and Mike Mettles (CalFire). They examined four egress options and committed to work further on evaluating feasibility and a course of action for the three options that are most well-developed.

A fourth option is also being researched by Larry Arthur and Bud Miller, that would provide egress from Pine Hills Drive. It would require clearing a dirt road up to Loma Alta. More information is necessary to evaluate feasibility and costs. A possibility might exist for identifying grant funding for this route through the Fire Safe Council.

CalFire has stated that, in the event of a fire emergency, they will organize and guide a convey of cars leaving the neighborhood to ensure an orderly process.

The Board discussed, as a general matter, handing off discussions about possible egress routes with adjacent homeowners to CalFire, Mary Adams staff, and others who have authority related to emergency powers.

Charlie suggested that the next step should involve convening a formal meeting of the CSA-47 with invited participants from the County and CalFire to focus solely on the egress issues and to identify a concrete path and commitments for moving forward.

Reports of Board Members

Fire Abatement – Bud Miller

Bud provided an overview of work on the common areas. Things are winding down, with about 6 or so remaining projects left to do. He noted that the pace has slowed, in part, because contractors are very busy at this time of year. Bud suggested that next year CVCA should initiate its fire abatement work in November and December. That approach would require spending funds in advance of the annual dues collection. According to Laura and Maureen, CVCA has the funds available for this purpose, but they will need to confirm this is allowable under our CC&Rs and ensure transparency with the membership. This approach also will require having someone to oversee the work. Michelle Nix agreed to serve in this role over the interim period before a new Board is constituted in 2022.

Treasurer – Maureen McEachen

According to Maureen, the budget is right on track. Fire abatement expenditures have matched planned outlays. Legal fees have been a little lower than usual. Funds remain in the fire abatement donations that can be used for continuing work to take out dead and dying trees in the common areas.

Maureen and Laura discussed the potential for identifying an alternative to QuickBooks for the HOA's accounting. The subscription cost is \$700 per year, but the system is very clunky for accessing and using information. Laura discovered this when she was developing the community directory. Any alternative would need to provide an equally good accounting trail, however.

After some discussion, Maureen, Laura, and Alexis agreed that it probably makes sense to use QuickBooks only for the financial accounting. CVCA should maintain a separate spreadsheet or other

data system for the Directory. The two systems will need to be kept consistent with one another. This group will work more on the problem. Some cost savings might be gained by subscribing to a less expensive version of QuickBooks.

Infrastructure – Bill Vogelpohl

Bill reported continuing efforts to have the County remove roadside trees that pose a hazard.

Communications – Bud Miller

Bud will be working with Liz in the coming months to accommodate the needs of Carmel Views' new Firewise Program on the website. Laura suggested Firewise should clearly be separated from the fire abatement material, because of liability issues.

President – Laura Speakman

Laura discussed a letter requesting that Carmel Views create our own version of NextDoor. The Board agreed that such an effort would be beyond the HOA's capacities.

The next Genista pick-up will probably be around Oct. 4 or Oct. 11. This time, the pick-up window will be a longer – like the Chipper Days – to allow our contractor some flexibility in scheduling. Maureen will arrange to have a banner posted.

The PG&E soundproofing project is scheduled to begin Sept. 16. Laura has received an email saying it could start a little earlier. Larry has sighted a porta-potty in the area for the workers, so that is a promising sign.

The updated community directory has been completed. Hard copies have been mailed to everyone who requested them.

New Business

Tempe expressed her gratitude for the directory, and for Laura's efforts putting it together. People are using it and it is so helpful, and really a safety and security issue.

The Board discussed the timing for recruiting new candidates for the Board to replace those who are cycling off, and the timing of their next meeting.

Adjourn