

Carmel Views Community Association

Board Meeting Minutes

November 14, 2021 4:00pm

Via Zoom or Call in

Attendees: Board members Allen Miller, Maureen McEachen, Alexis Speidel, Bill Vogelwohl, Laura Speakman and members Laura Schwartz, Judy Feistmhamel, Michelle Nix, Tempe Wennerholm, Liz Chornesky, Mary Pacey, Charlie Wahle, Larry Arthur

Meeting opened 4:04 by Laura Speakman

Open Comments:

Judy: Suggests a camera at CV entrance in reaction to recent break in

Charlie: Requests clarification about when is appropriate to comment about community interests--even when it is known that the CVCA board can not take a position on one side

Reports from Membership:

Liz Chornesky (Firewise report): CVCA is now an official firewise recognized community in the Cypress Fire Protection District. Liz will report our financial contribution and community volunteer time to them annually. But we will need residents to report this (preferably every October for November reporting). So we may need to send out a survey by email? We are far above minimums already (min one hour per home per year). There is already a form members can use on the website. First firewise demonstration yesterday was a great success (28 residents attended). Thank you to Mary, Lynn and other homeowners who gave tours and helped. Future work will be on fire safe landscaping and forest management of common areas and Liz will continue to update the firewise section of the CVCA website.

Charlie Wahl (CSA-47 update): Bulk of road work we requested from the county-pot holes and upheavals--is complete (finally!). May possibly be coming back to do seal coat on Pine Hills. Next, we can ask the county to remove the trees that are causing the road heaves in the first place (but some responsibility may fall onto homeowners to keep trees close to road cleared). That basically used our county budget for the year, and next we will pursue emergency access.

Reports of Board Members:

- A. **Fire Abatement (currently Bud Miller):** 1. Genista pickup: 2nd pickup was not very large. (contractor didn't even charge us) So we probably only need one pickup per year or we may just be able to add it to the chipper days. 2. Projects left for year: Only 2 small projects remain and we have requested bids for pulling genista. Reminder—residents can borrow genista pullers from board (Laura has some currently). Could buy some smaller ones as well (\$150 each) if needed in future. Bud took Michelle through all 8 common areas to show how to report and keep up with these areas. Bud will create a baseline list of what has to be done every year plus list of projects that come up (downed trees, etc).
- B. **Budget (treasurer Maureen McEachen):** We have received all 2021 dues from members. And we received additional \$6110 in donations for fire abatement. Budget is right on track with remaining funds allocated for the annual meeting and mailing and one more roadside maintenance. So we are right on track with budget. Our fire abatement measures went over budget (spent over \$60,000 this year, much covered by the rest of our grant) but our donations covered the overages. Do we include the \$6000 in donations in next years budget? If we do not get as much, we will have to reduce our fire abatement tasks. We will plan for an estimated \$6000 in donations and hopefully we will be able to hit under \$50,000 in total need since we completed some big projects this year and we won't have the grant money next year. Larry mentioned there is a federal flow of money to Cal Fire so hopefully we can pursue securing some outside funding by demonstrating how actively we are on the firesafe path. Liz suggests developing a specific list of projects to approach CalFire and maybe create a demonstration firesafe garden. Also requests some firewise money for next year for speakers/activities. We reduced our annual legal fees and meeting fees so we can use those funds and add a \$450 section for firewise activities. We have \$22,000 in funds accumulated from years past to be left in checking so that we can start required neighborhood activities before annual fees come in. Based on this year's and looking to next year, the board voted no increase in dues this year.
- Late fees: We spent a lot of time and postage tracking down members who did not pay dues. If we increase late fees we may have less people be late and can use extra for meeting supplies. In the future, we can change the late fee listed on the annual dues form.
- C. **Infrastructure (Bill Vogelpohl):** Continues to tour neighborhood to find broken streetlights. Members can report to him any that they find in need of service. Reminder that evacuation and preparedness recommendations are on the CVCA website.

- D. **Communications** (Bud Miller): Bud will compile a list of the fire abatement projects completed this year and their costs to add to the mailing (and website) along with the standard documents required to be sent to members per the Davis-Stirling Act.
- E. **Updates from the President (Laura Speakman)**: 1) PG and E work to construct sound fence around the substation continues. 2) Annual meeting will be Jan 30th. Time will be dependent on speaker availability. 3) We need to start the search for a treasurer for next year (accounting experience would be a plus). The volunteer board position requires an estimated 20 hours per month--pay bills, cash checks, board communication, keep Quickbooks updated, check mail, follow up with members. Secretary will take over mailings and directory updates to take that piece away from Treasurer.
- F. **New Business – Disputes**: We need to develop a policy regarding disputes among homeowners and homeowners and those outside of Carmel Views.
Bud reminds that we have homeowners with differing views so the board can't take one side.
Laura: CC and Rs (the guiding document for board duties and domain) maintain we focus on common areas. So we could disperse information but we can't take a side.
Liz comments: in regard to the current issue being brought up by members at the meeting (stadium lights being installed at Carmel High School) since it affects many homeowners that the board should still take an interest even if they can't take a side in hopes that community members can be better consulted by the city/school board to mitigate the lights' effects.
Charlie: Wants board to have a process for board to handle issues and not just stay out of them. And in reference to this particular issue, CC and Rs that says board should help preserve views so board should get involved. Page 10 Section 4.
Laura: Legal reading of this section suggests board involvement only when view is impacted between members. So we can continue to send out information about the school board meetings so members can attend to support either side, but we can not put out opinion pro or against.
Charlie: We would like the CVCA board to just point out that the school board is not following proper legal process for EIR and possible mitigation (adjusting current light plan). So just requesting city/school board follow proper process and analysis. And may have more weight if comes from community vs an individual.
Laura: With legal consultation, a letter like this is possible and board can facilitate only if we are just encouraging proper process for changes in our community, not a specific opinion. Only possible if it is drafted from our lawyer so it is just about following legal progress, and does not put the board weight behind one side. Community members are welcome to inform other members about the situation and their opinion, but it will not be through the board.

Based on time, board will table talk about process to handle neighbor vs neighbor disputes for next meeting.

Park future – There was a member suggestion to sell the park for financial stability of the CVCA to ensure funds for fire mitigation in years to come. At this point, board believes this is not an option because of scenic easement. We are not even allowed to plant. Planting and landscaping is only allowed in entry common areas.

Meeting Adjourned 6:13pm