

Carmel Views Community Association Annual Meeting

Sunday January 30, 2022 at 4:00pm

Minutes

Brought to order by president Laura Speakman 4:04 pm

Notice from president: Because this meeting is being conducted over Zoom and phone due to the Covid-19 pandemic restrictions, we ask participants to be muted until called and notify participants that this meeting is recorded

A. Roll Call and Establishing a Quorum (President Laura Speakman): We have enough proxies sent in by members to establish a quorum (A quorum to conduct business is established when we receive proxies and votes from at least 87 of the possible 173 votes, we had 90)

B. Approval of Minutes from 2021 Annual Meeting: Treasurer Maureen McEachen moves to approve with adjustment of 2021 budget to \$62455 from \$62400. Bud Miller 2nds. Minutes approved with no opposition.

C. Firewise update and speaker:

- I. Firewise update (Mary Pacey filling in for Liz Chornesky): This year Carmel Views was able to complete the necessary steps to become nationally recognized as a Firewise community (the sign will be posted near the entrance of the community soon). We had a successful community demonstration on 11-13-21 where members were able to tour homes and listen to a speaker for hands-on learning re: fire safe landscaping and hardening homes. Over the next year expect more education, speakers and demonstration events, continuing emails, and developing more specialized resources for the community (such as attic vent covers). To keep our Firewise status we just need residents to submit their annual efforts by each October (see website carmelviews.net for more info).
- II. Fire safety speaker: Alan Wheat (landscape designer/arborist/professor at MPC and local resident). Major takeaways: firefighters want the 10 ft surrounding homes to be clear from vegetation (some very low vegetation can be acceptable), bins, and clutter. They prefer a continuous path around homes for easier fire defense. And well-maintained landscaping plants are key to keep fire from spreading (replace older bushes with dead wood in the middle, thin trees, trim low branches, keep landscaping watered). Mr. Wheat also answered member questions: recommended decking material: Epay wood or nylon composite based; ideas to make homes less flammable: short eaves, metal roofing, siding that looks like wood but is actually cement board, coatings coming to market soon that can make wood siding less flammable. Offering 10% discount to Carmel View residents through end of March (wheatlandscaping@gmail.com)

D. Reports by Board members

- I. Finances and Budget (Maureen McEachen): CVCA has spent \$62,691 of our \$70,441 in 2021 funds, so right on target for the year and what we have left to spend before receiving 2022 dues. Budget should be the same next year as dues are not changing. But in 2022 we are reliant solely on dues and donations as we no longer have grant money for fire abatement. We used less money on legal fees this last year so we will use that anticipated difference. We will hope for the same donation amounts to try and anticipate our usable budget for 2022. Members who donate tend to give \$50-100 extra on average. We always make do with the funds we receive and adjust neighborhood work as needed to stay within our budget.
- II. Fire abatement (Bud Miller): We were able to complete 35 major fire abatement projects (details for each on website) including three miles of fuel breaks and cutting down 50 dead/dangerous trees. In total we spent \$67,000 on projects (\$23,000 came from our remaining grant funds). We will have around \$48,000 for fire abatement in 2022 which is much less, but we are hopeful we can stay in that budget since we were able to complete many of the large projects in 2021. We will handle genista and trees as they crop up (two genista removal projects starting this month). The next chipper day is April 4th (check website for all dates). We will have one genista pickup per year (late spring). Keep genista in separate piles from other chipper material since this invasive and fire risk weed cannot be in normal chipper pile (identification guide on website). Try to place material at the curb around pickup dates, but if you need to pull stuff now then do so. Now is the time to pull genista while soil is moist- easier and less disruptive (pullers available from Laura, contact her to borrow). Option to spray genista to leave roots if it is an erosion issue on hillsides, but that would be a selective option. Michelle Nix will take over fire abatement this next year.
- III. Infrastructure (Bill Vogelpohl): Bill reports any out street lights to PG&E and they replace the bulb in 1 week to 2 months. They now use LEDs and Bill will ask PG&E what color temperature those bulbs are (hoping for less than 3000k) and if they plan on putting a lens on them since they do not match the old amber lens lights. Our road repair requests were finally completed by the county. Roadside vegetation has not grown as fast this year so we might be able to save money by skipping one of our four annual mowings. Recommends reviewing evacuation guide on CVCA website (Bud will ensure link is active).
- IV. Communications (Bud Miller): Monterey County CSA-47 update: This is the advisory committee to the county where we can recommend areas that need action. We were able to direct most of the \$108,000 budget to road repairs (our 9 priority areas that were dangerous for drivers in our neighborhood). Next, we are getting them to focus on the 4 potential fire evacuation/fire truck ingress routes and getting them passable. We will also be asking Cypress Fire to give us

money for clearing blocking brush. These CSA meetings are open to the public—asking residents to attend because these are very important issues.

- V. Additional Reports (president Laura Speakman): 1. Amazing work was done by Liz Chornesky and Firewise volunteers that was instrumental in our Firewise status. 2. Asking for additional fire abatement/CVCA volunteers. Contact Laura if you would like to help 3. Thanks to Bud Miller for getting last minute grant work done so we did not lose \$23,000 in project funds. 4. Thanks to the Board for volunteer hours and cooperation. 5. Current housing market means we have numerous new neighbors to welcome to our great community. Our supportive and responsive membership resulted in recovery of lots of the recent stolen mail. 6. Thanks to Julie Veitch for acting as our inspector of elections. We welcome Michelle Nix as head of fire abatement. Alexis Speidel will continue as secretary and Allen Miller will continue in communications. 7. Laura appreciates everyone's feelings and feedback on issues. Board has been discussing and taking into account everyone's opinions.

E. Open discussion (3 minutes each):

- I. Susan Greenbaum: Thank you to Laura for all her efforts during recent issues.
- II. Will Chow: New to the neighborhood this last year and would like to bring up concern over new proposed stadium lights at Carmel High School. Believes this is bigger deal than some perceive because: proposed 80 ft towers with 3 clusters of lights at different heights, marine layer (fog) multiples the light (visit savecarmel.org to see pics), multiple neighborhoods will see the glow, and there will be much more than a few football games as any group can rent out stadium.
- III. Larry Arthur: 1. Residents should be educated on the lights issue regardless of what side you are on. 2. Roadside trash (re: letter from early Jan). Found lots of alcohol bottles around the side of the road. And would like a response from the Board about what action they will take. Laura let him know that the Board will discuss.
- IV. Mal Schwartz: Appreciation of all the people who do so much for CVCA but also savecarmel.org group and work they are doing. And educating people on the fact that there will be many more events when stadium lights go up.
- V. Stephen Dyer: Resident of CVCA since 1978. Served as attorney for the Association and was on the Board that amended the CC&Rs to restrict the activities of the Association and Board. In the past, Boards have stayed out of issues where there is not uniform belief among membership (i.e., incorporation of Carmel Valley and purchase of CalAm). Dismayed by the letter sent by the current CVCA attorney that was perceived as supporting not building the stadium lights since not all members have similar views.

Adjourned 5:46 by Laura Speakman