

Carmel Views Community Association
Board Meeting Minutes
June 6, 2022 7:00pm via Zoom

Attendees: Maureen McEachen, Bud Miller, Michelle Nix, Mal Schwartz, Laura Speakman, Alexis Speidel, Bill Vogelpohl, Larry Arthur, Avner Cohen, Judy Feisthamel, Tempe Wennerholm

Meeting called to order by President Laura Speakman at 7:06

Open Comments

Bill Vogelpohl will read member Jim Ferguson's concerns into the minutes as he is unable to attend today's meeting. Following each concern is the Board's response. 1. No commercial business/trailers that detract from the residential character of the neighborhood are allowed. (The Board has spoken to violators in the past and reminders from the Board have usually resulted in compliance [i.e., wood piles and generators removed from public view]. In this current instance the Board has already sent a letter reminding of Carmel Views requirements, and we will give him one month for response.) 2. The home with the damaged roof near the entrance of Carmel Views still has a blue tarp on the roof 18 months after the fallen tree. (An update from Monterey County in March 2022 indicates that a plan has been submitted and permits are in progress. Code enforcement has been contacted and is aware of the situation and charging non-compliance fees, so we should be seeing progress on the construction soon.) 3. There are visible rubbish and clipping piles by the roadside. (The Board is discontinuing genista pickup days now that genista can be put in green yard waste bins. The Board will make it clear in emails that brush and clippings should only be put in a visible place by the roadside for pickup in a two-week window before chipper days. Outside of that time frame residents will have to keep piles out of view or dispose of them themselves.) 4. No vehicle shall be parked in a yard so as to be visible from the street or a neighboring yard. (The Board needs to know the specific property where cars are being parked outside a driveway.)

Larry Arthur: Reminder that cars parking on the roadside need to pull completely off the road. Some people parking on Outlook Drive don't pull completely off the roadway which could pose a traffic hazard. Also, mention to homeowners to keep gutters clear and trim trees/shrubs that overhang or grow past roadside gutters. The County claims a 30 ft corridor (from the center of roadway) as their responsibility, so we could encourage the County to clear that space. Bill: The County has refused to fix the issue when reported unless we point out that these overhanging limbs cause safety issues.

Laura wondered if fire inspections have started. Michelle has requested hers as her fire checklist is near completion. Tempe is hoping to get more detail about if they are coming regularly or do they need to be requested. Larry says they also provide additional information about surrounding fire issues and give you an overall picture.

A. Reading and Approval of Minutes: Board Meeting, March 6, 2022

Bud moves to approve, Michelle seconds, no opposed.

B. Roles and Responsibilities of Board Members

Treasurer Maureen McEachen will be retiring from CVCA Board. Bud moves to accept Mal as treasurer beginning in July, Maureen seconds, no opposed. Mal Schwartz will be joining CVCA Board as Treasurer effective July 2022. Mal will need to go to Wells Fargo to get a debit card with President Laura Speakman. Minutes will probably be needed. Thanks to Maureen for her years of service to CVCA.

C. Updates

The Board will discuss status of application and plan for Cypress Fire grant (Bud), completed fire abatement work in 2022 and status of outstanding work (Michelle Nix), status of annual dues payments (Maureen), genista and chipper days (Laura Speakman) and infrastructure items (Bill Vogelpohl).

1. Cypress Fire Grant (Bud): We have applied for a grant to create 30-foot fuel breaks behind our member houses that back up to forest outside Carmel Views. This includes houses on Pine Hills Drive, Canada Drive, Canada Valley Drive, and Canada Court. The grant will provide matching funds to help homeowners pay for fuel clearing. Bud hopes to get approval at next month's meeting of the Cypress Fire Protection District's Board. If they approve, we could receive funds in early fall. We need to see which homeowners want to create a fuel break on their property. Laura hopes to encourage neighbors to participate in creating fuel breaks behind their land since many of these houses are along the Carmel Views exit routes. We are still investigating a fire egress road near the northeast corner of Carmel Views. However, we may need a survey to see if the road will cross the Mormon property east of Carmel Views. If there is money left in the grant after constructing fuel breaks on properties in Carmel Views, we could ask the Cypress Fire Protection District to use matching funds from the grant for the fire egress road.
2. Fire Abatement Projects (Michelle Nix): We are working towards completion of 22 projects this month. She has ensured our contractor is returning to retrieve all the genista piles. This will use the majority if not all our fire abatement budget for the year. Hopefully the genista pulling will mean there will be less work next year. Two more genista pullers (smaller) are on their way for membership use. Thank you to Larry for volunteering and helping to clean up in the park.
3. Treasurer Update (Maureen McEachen): We are on target with our budget. Annual dues outstanding from 20 members (about \$7000) and we are pursuing those. Most of CVCA's fire abatement budget has been used, but we still have \$6,000 in donation money that we will use for any jobs that may arise in the remainder of the year. Two of our three annual roadside maintenance projects have been paid. Laura: Have we amassed

any legal fees this year? We spent \$684 so far this year, lower than previous years. Genista pullers will come out of the supply category. We usually order banners in February for the year's chipper days once we have the dates.

4. President's update (Laura Speakman): Follow up on rubbish/vegetation piles; issues will hopefully be rectified by having only chipper days. Window of time that cuttings can be placed at the street will be reduced to 2 weeks ahead of the pickup date. Larry: We need to provide information about genista to new neighbors. Laura will put out another email emphasizing that genista can go in green bins and not to put clippings into plastic bags.
5. Infrastructure (Bill Vogelpohl): We have needed just two roadside maintenance clearings so far this year. Based on rainfall and vegetation growth, we will see if we need another one scheduled.

D. Set Date for Next Meeting

Next meeting will be in late August/early September.

Adjourn by Laura at 8:09