

Carmel Views Community Association

Board Meeting

November 13, 2022 - 6pm via Zoom or call-in

Minutes

Board members in attendance: Laura Speakman, Michelle Nix, Bud Miller, Alexis Speidel

Meeting called to order at 6:01 pm by President Laura Speakman

Open Comments

Buzz Joseph thanked Laura for sending out a notice about PG&E's tree removal. He wonders if PG&E will be taking down more trees. Laura is meeting Gary Weier at 10 am on December 14th at the corner of Canada Lane and Canada Court to discuss which trees will be removed. PG&E will clear trees at the end of Canada Court, at the PG&E substation, and behind Canada Lane. Laura and Larry Arthur have tried to discourage PG&E from cutting any more trees around the substation. PG&E has agreed to just trim the trees where feasible, hopefully saving about 50 trees.

- A. Approval of Minutes: Board meeting, August 4, 2022: Approved with no opposition
- B. Reports of Board Members:
 - a. **Private Property Fire Abatement Grant (Bud Miller):** Cal Fire would like fire breaks to be 100 feet from the houses on Canada Drive and Canada Valley Drive instead of the first 30 feet. Cal Fire will enforce fire breaks farther away from the houses from now on. This means the fuel breaks are way up hill from many of our resident's homes and very expensive. Bud is changing the language of grant to match. We will ask if we can submit work logs detailing what all homeowners in Carmel Views have spent and what they have done to make their homes safer. If Cal Fire agrees, we will count these expenses as our matching contribution for the grant. This means that we will need a larger grant. If they do not increase the size of the grant, we may do just half the work with our current grant and try next year for the rest of money.
 - b. **Annual Dues (Mal Schwartz):** Laura supplied the treasurer's updates. Two homeowners have not paid and we are pursuing liens for them. We currently are under budget so we should have the funds for upcoming projects such as removing dead trees on common land. We are working on combining our Wells Fargo accounts with QuickBooks.
 - c. **PG&E work (Laura Speakman):** We will meet members of the neighborhood to discuss the trees that PG&E wants to cut down. Laura will share notes about which trees we have fought for and which will be saved. We will continue working on a compromise with PG&E concerning the trees under the power lines from Outlook Drive to the substation.

- d. **Vice President/Fire Abatement work status (Michelle Nix):** We sent out a request for bids to eight tree companies. We received notice that at least two so far are planning to bid. Bids are due by December 15th. Michelle or Bud will walk through the areas with any contractor who requests it. We are planning to work in the same common areas that we treated last year. We will maintain 30-foot fire breaks behind houses, pull genista, and see if goat grazing is feasible for some larger sections that don't have much poison oak. Larry mentioned that there may be two fallen trees on common lands that need bucking. Michelle said any CVCA members are welcome to join the fire abatement committee. The committee needs help with both small or larger tasks (e.g., checking that work behind your house is done correctly). The committee meets the first Thursday of every month. Currently, it is a Zoom meeting. Please email CVCA if you are interested. Krista Ostoich will give a presentation at the annual meeting about Cal Fire's requirements for homeowners.
- e. **Infrastructure update (Bill Vogelpohl):** Bill contacted a homeowner who has a boat visible from street and will follow up. All street lights are currently working.

C. New Business

- a. **Increasing the \$10 penalty for late annual dues payments:** The penalty for late payment of dues is currently \$10. Laura would like to increase that to \$50 because of the work involved in following up (letters, visits, phone calls, liens). The CC&Rs say that annual dues are due March 1st and will accrue interest until paid. We need to ask Krista Ostoich about the interest amount, historically 1% per month simple interest. We will start enforcing the language in the CCRs and charge interest. The interest will be specified in the annual dues form.
- b. **Unightly rosemary median:** Vehicles keep running over the rosemary bushes in the median at the entrance to Carmel Views. Larry asked if this is the County's responsibility. It seems so because Carmel Views starts after the median and the median is in the middle of the road. Do we need a curb? Do we need to widen roadway and reduce or remove island? The Board will take pictures and write a letter to the County. We will ask our gardening crew to clean it up for now.
- c. **Volunteers:** Please reach out if you are interested in participating! We need volunteers for the Board and don't have any because people are worried about getting involved in legal action. We may need to amend the bylaws so we can avoid these situations (i.e., limiting our scope so the threat of legal action is not as prevalent).
- d. **Amending the Bylaws:** Bud has suggested updating the bylaws. They were developed in the 1960s and 1980s and have not been updated since. They have sections that conflict with the CC&Rs and the Davis Stirling Act, which legally take precedence. We should consider allowing the annual meeting to be in February instead of January, dropping the requirement that checks need to be signed by two Board members, and allowing Board members to stay on longer than 2 years. We have liability insurance that pays for legal defense if we do get into a lawsuit. Michelle would like to clarify the role of CVCA in the community with very specific guidelines. Does the membership want CVCA to get involved in local issues? Past boards have limited the Association's involvement in community issues. We should clarify that in writing in the bylaws. We will have

proposed changes to the bylaws reviewed by Krista to make sure the bylaws and the CC&Rs are compatible. Then we will ask the membership to comment. We will distribute the proposed changes by email, on the website, and by mail to those who request it. Finally, we will schedule a vote on the changes. We may need a secret ballot to vote on changes to the bylaws.

- e. **Annual meeting:** According to the bylaws the annual meeting must be held in January. Michelle and Bud suggest conducting the meeting via Zoom. Let's aim for a weeknight to avoid conflicts on weekends, possibly Thursday, January 26th. Laura will poll the membership. Laura is putting together a packet to mail out mid-December. Mary Pacey has offered to help. Annual dues notices and ballots will be included in one packet. Bud suggested that Krista mention the legal protection provided by our insurance when she speaks at the annual meeting.
- f. **Speeding on Carmel Valley Road:** The president of our sister community, Rancho Rio Vista, sent letter to supervisor Mary Adams about speeding on Carmel Valley Road. She is encouraging neighboring neighborhoods to participate.

D. Adjourn 7:07 by Laura Speakman