

Carmel Views Community Association

Board Meeting Notes, August 6, 2024 4-7 PM

(Minutes Dated August 27, 2024)

A. Call To Order:

4:00PM

B. Roll Call

Present: Jim Fergusson, Bob Sinotte, Victor Lourenco, Steve Murphy, Gary Koeppel

C. Board approved the May 7, 2024 meeting minutes.

D. Board Announcements

State Housing Mandate. Several Board Members took part in the Monterey County Planning Commission meeting on May 5, 2024 regarding the state's "Affirmatively Furthering Fair Housing" mandate to develop approximately 3300 TO 10,000 low to moderate income homes in Monterey County, including 2000 homes on the East and West sides of Carmel Views adjacent to Carmel Valley road. The County Staff said they will recommend elimination of the Carmel Views homes from the county's master plan. A big thank you to Bud Miller who assisted in this effort.

Security Camera. To reduce potential future crime in Carmel Views and Rio Vista, the Board is researching a Security Camera System similar to Quail Lodge's consisting of a single camera on the light pole at the Carmel Valley Road entrance that would photograph the front and rear license plates of all vehicles except those registered by Association homeowners. The Board resolved to explore and present other options at the January 2025 annual meeting.

E. Committee Reports and Updates

Infrastructure Report-- Bob Sinotte

The front entry overgrown bushes were nicely trimmed and shaped by the CVCA landscape contractor. Bob will continue pressing the county to install guardrails in the Outlook Drive canyon where a fatality occurred in 2011. In the meantime, he is requesting multiple reflectors to be installed at the curve.

Forestry Report-- Victor Lourenco

Most of the brush and tree removal work has been completed for the year. Two trees and overhanging branches at 24980 Outlook Drive will be removed on Monday, August 19th.

Financial Report – Steve Murphy

The attached July financial report stated that four Association Members have not submitted dues for 2024. The Board decided that the 2025 dues statement will be sent separate from the annual report. State and Federal income tax returns will be filed this month.

The CVCA Member databases in QuickBooks and Gmail have been compared with an 80% match. The remaining 20% will require further research. Any Association Member wanting to help with this task, please email cvcaBoard@gmail.com with the subject "Member Database Assistance".

The Board also decided that it is time to update the Membership Directory since the current directory has not been updated since 2021. Unfortunately, for several years many homeowners did not return the annual Member Dues Statement or when it was returned did not contain

current contact information and designation of which personal information should be included in the CVCA public Member Directory.

The Board, therefore, has decided to create an updated Member and Quick Book directories so they contain the same data. It may also be necessary to wait until the 2025 dues statements have been sent out and returned to correlate the data. In the interim the Board will email a copy of the approved 2021 CVCA Member Directory.

F. New Business

The Board and Association Members raised several new issues to discuss.

- Emergency Fire Egress Road
This may be the most important but unresolved issue in Carmel Views. The old canyon road at the end of Outlook Drive has been deemed too complex and costly to improve. The best egress option is the road to the water tanks above upper Outlook Drive. Access permissions exist from property owners and the fire department but some road improvements will be needed for an efficient emergency exit. The Board will invite the Carmel Fire Department Chief to the next Board meeting to finalize an action plan.
- Speeding vehicles
Bob reported Radar Speed signs cost between \$12,000 to \$15,000 each and require the County's permission and installation. Bob will explore other options, including low-impact speed bumps and solar-powered "slow" signs with blinking amber lights.
- Boat and RV Parking Violations. Jim reported in-person discussions with several homeowners in violation of the CC&R's. The Board will first make in-person contacts and then, if necessary, mail a certified letter giving them 60 days to conform before forwarding the violations to the Association attorney for further action.
- Yard and Home Improvement. The appearance of several neighborhood properties have deteriorated and require action by their owners, who also will be notified in-person of the CC&R infractions before forwarding to the attorney for legal action.
- Guard Railing
Bob reported persistent ongoing communications with the Monterey County Road Department to install a railing at the canyon where a fatality occurred in 2011.
- Genista Removal
Bob suggested adding a "Genista Removal Day", providing hauling service (but not extraction service) for afflicted homeowners. Victor suggested our existing landscape contractor might be available haul away the weeded Genista.
- Visibility of House Numbers
A Member suggested requiring painted address numbers on the street curb. After reviewing, the Board decided to ask Association homeowners to refresh or relocate their existing house numbers to improve visibility.
- Increased Homeowner's Insurance
Gary suggested exploring Monterey County's liability for the increased fire hazard, fire rating and homeowner's insurance cost. During the original subdivision permit process, the Supervisors mandated the planting of 10,000 pine trees throughout the previously, forest-free area. Fifty years later the trees have become a major fire hazard and the main cause of an increased fire rating and homeowner's insurance premiums. He will contact the Association attorney to explore mitigation possibilities.

G. Announcements

Next Board Meeting: November 12
Next Chipper Day: August 19-30
Carmel Views Website: www.carmelviews.net

Meeting adjourned at 7:00PM

FINANCIAL REPORT JULY 2024

Financial Position

As of July 31, 2024 the Association had \$40,243 of operating cash versus \$67,603 at this time last year.

Cypress Fire Reimbursement

On June 7, 2024 the Association submitted Reimbursement Submittal #1 to the board of the Cypress Fire Protection District including a recap of 30 odd invoices totaling \$48,227.15. The Association subsequently received a check in the amount of \$24,113 in early July that has been recorded as a contra-amount in the Common Area Maintenance expense section in the Statement of Activity.

Status of Member Dues

As of this date, five members have not paid their 2024 annual dues. All these members have been contacted several times.

Annual Tax Filings

The 2023 annual Federal Form 1120-H and California Form 199 have been completed and will be filed later this week.

Statements of Financial Position
As of July 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>
Assets		
Current Assets		
Bank Accounts		
1000 Checking	\$ 40,243	\$ 67,603
1100 Savings	<u>25,281</u>	<u>25,171</u>
Total Bank Accounts	<u>65,523</u>	<u>92,774</u>
Accounts Receivable		
2000 Dues Receivable	<u>2,460</u>	<u>360</u>
Total Accounts Receivable	<u>2,460</u>	<u>360</u>
Total Current Assets	<u>67,983</u>	<u>93,134</u>
Total Assets	<u>\$ 67,983</u>	<u>\$ 93,134</u>
Liabilities and Retained Earnings		
Liabilities		
3000 Accounts Payable (A/P)	\$ 2,400	\$ -
3010 Dues Overpaid	<u>-</u>	<u>(350)</u>
Total Liabilities	<u>2,400</u>	<u>(350)</u>
Retained Earnings		
4100 Retained Earnings	31,750	59,452
Net Revenue	<u>33,834</u>	<u>34,032</u>
Total Retained Earnings	<u>65,583</u>	<u>93,484</u>
Total Liabilities and Retained Earnings	<u>\$ 67,983</u>	<u>\$ 93,134</u>

For The Seven Months ended July 31, 2024 and 2023

	<u>2024</u>	<u>2,023</u>
Revenue		
5000 Non Profit Income		
5010 Member Dues	\$ 73,080	\$ 59,510
5020 Member Late Fee	380	60
5030 Fire Abatement Donations	<u>4,950</u>	<u>6,065</u>
	<u>78,410</u>	<u>65,635</u>
Expenditures		
6000 CAM		
6010 Entrance Walls - Shared RRV	9,750	1,200
6030 Roadside Maintenance - Shared RRV	-	7,850
6070 Tree Removal	13,372	-
6090 Fire Abatement	43,277	15,050
6095 Fire Abatement - Cypress Fire Match	<u>(24,113)</u>	<u>-</u>
	<u>42,286</u>	<u>24,100</u>
7100 Professional Fees		
7110 Legal	657	4,976
7150 State & County Fees	35	-
7170 Quickbooks Online	<u>360</u>	<u>655</u>
	<u>1,052</u>	<u>5,631</u>
8000 Annual Meeting	<u>294</u>	<u>290</u>
8100 Insurance	<u>(32)</u>	<u>-</u>
8300 Utilities	<u>411</u>	<u>579</u>
8500 Communications	<u>110</u>	<u>542</u>
9000 Other General and Admin Expenses	<u>457</u>	<u>515</u>
Total Expenditures	<u>44,578</u>	<u>31,657</u>
Net Operating Revenue	<u>33,832</u>	<u>33,978</u>
5510 Interest Earned	<u>2</u>	<u>54</u>
Net Revenue	<u>\$ 33,834</u>	<u>\$ 34,032</u>