

**Carmel Views Community Association Minutes**  
Board Meeting Minutes  
May 7, 2024  
Final

**CALL TO ORDER**

The Carmel Views Association Board meeting was held on May 7, 2024 from 5:00 p.m. to 7:00 p. m. at the Ferguson residence at 24795 Outlook Drive.

**ROLL CALL OF OFFICERS**

All officers were present:

Jim Ferguson, President

Victor Lourenco, VP & Fire Abatement

Steve Murphy, Treasurer

Bob Sinotte, Communications

Gary Koeppel Secretary \

Bill Vogelpohl Infrastructure

**MEMBER GUESTS VIA SKYPE**

Buzz Joseph

Tempe Wennerholm

**APPROVAL OF MINUTES OF PREVIOUS MEETING**

The Board approved the minutes of the February 13, 2024 meeting with a vote of four to one.

**PRESIDENT'S REPORT**

After successfully testing and discussing the use of Skype, the board agreed that it will be the official public forum for open board meetings. Members are also welcome to attend board meetings in person providing they provide proper notice so that the meeting can be changed from a board member home to a rented public meeting hall depending on the space needed.

**COMMUNICATIONS REPORT**

Bob Sinotte contacted Mitch Vernon and Raul Martinez the county works department for Area 47 and reported they will soon repair the potholes in the Carmel Views streets. They will soon be addressing guardrails for the hairpin curve on Outlook Drive. The Carmel Views entrance area brush will be trimmed soon.

**FIRE ABATEMENT**

Victor Lourenco explained the progress of the tree service crews that will be removing trees in danger area M, area F and area A. By the end of June all tree trimming will be completed, including the trees in the CVA common areas. The next Chipper Day is June 10.

**FINANCIAL REPORT**

Treasurer Steve Murphy reported that he has made structural changes to the Chart of Accounts that affect only the format. As of 4/30/2024, 147 members' dues were current and 30 remain unpaid. The detailed Financial Report is attached as Addendum A.

## **NEXT CVA MEETING DATE**

The next Board meeting is scheduled for August 6, 2024.

## **ADDENDUM A**

The **Treasurer's Financial Report** appears below and on <https://carmelviews.net>.

### **Prior Year Financials**

The Association utilizes an online financial application to maintain financial transactions. Certain transactions from prior to January 1, 2024 were revised as a result of completing bank reconciliations.

In addition the financials included in the 2023 Annual Board Report were prepared as of December 4, 2023, so they did not include a full year of activity. The 2023 financials herein represent the full year results.

Changes were made to the structure of the Chart of Accounts; however, those changes primarily impact only the format of the financials.

### **Status of Member Dues**

In a change from prior years, 2024 Member Dues totaling \$74,030 were recorded as Accounts Receivable as of January 1, 2024, with an offset to Revenue.

As of April 30, 2024 the Status of 2024 Dues are as follows:

- 141 Members had paid their dues timely for a total of \$59,220.
- 6 Members paid their dues between April 11 and April 30 for a total of \$2,510 (including one late fee of \$10).

More than 30 notices were sent to Members by bcc email on Thursday May 2, 2024 reminding them that their dues remain unpaid.

32 Members included a Voluntary Fire Abatement Donation with their Dues payment for a total of \$4,810 or an average of \$150.

### **Financial Position**

At April 30, 2024 the association has approximately \$79,000 of cash, of which \$25,000 is reserved and is not available for normal operations. Accounts receivable totaling \$14,640 represent unpaid dues as of the period end.

**Carmel Views Community Association  
 Statements of Financial Position  
 As of April 30, 2024 and 2023**

	<b>2024</b>	<b>2023</b>
<b>Assets</b>		
Current Assets		
Bank Accounts		
1000 Checking	\$ 53,607	\$ 77,735
1100 Savings	<u>25,280</u>	<u>25,242</u>
Total Bank Accounts	<u>78,887</u>	<u>102,977</u>
Accounts Receivable		
2000 Dues Receivable	<u>14,640</u>	<u>-</u>
Total Accounts Receivable	<u>14,640</u>	<u>-</u>
Total Current Assets	<u>93,527</u>	<u>102,977</u>
<b>Total Assets</b>	<b><u>\$ 93,527</u></b>	<b><u>\$102,977</u></b>
<b>Liabilities and Retained Earnings</b>		
Liabilities		
3010 Dues Overpaid	<u>\$ -</u>	<u>\$ (350)</u>
Total Liabilities	<u>-</u>	<u>(350)</u>
Retained Earnings		
4100 Retained Earnings	31,750	57,676
Net Revenue	<u>61,777</u>	<u>45,651</u>
Total Retained Earnings	<u>93,527</u>	<u>103,327</u>
<b>Total Liabilities and Retained Earnings</b>	<b><u>\$ 93,527</u></b>	<b><u>\$102,977</u></b>

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**Carmel Views Community Association**  
**Statements of Activity**  
**For The Four Months ended April 30, 2024 and 2023**

	<u><u>2024</u></u>	<u><u>2023</u></u>
<b>Revenue</b>		
5000 Non Profit Income		
5010 Member Dues	\$ 74,030	\$ 56,700
5020 Member Late Fee	20	40
5030 Fire Abatement Donations	<u>4,810</u>	<u>5,715</u>
	<u>78,860</u>	<u>62,455</u>
<b>Expenditures</b>		
6000 CAM		
6010 Entrance Walls - Shared RRV	2,800	1,200
6060 Roadside Maintenance - Not Shared	2,726	-
6070 Tree Removal	1,572	4,250
6090 Fire Abatement	<u>8,325</u>	<u>6,000</u>
	<u>15,423</u>	<u>11,450</u>
7100 Professional Fees		
7110 Legal	657	4,523
7150 State & County Fees	35	-
7170 Quickbooks Online	<u>240</u>	<u>220</u>
	<u>932</u>	<u>4,743</u>
8000 Annual Meeting		
8030 Mtg. Postage	-	290
8050 Mtg. Rent & Service	200	-
8070 Mtg Food & Supplies	<u>94</u>	<u>-</u>
	<u>294</u>	<u>290</u>
8300 Utilities		
8310 Water	<u>240</u>	<u>161</u>
	<u>240</u>	<u>161</u>
9000 Other General and Admin Expenses		
9010 Banners, Supplies	196	173
9530 Bank Charges	<u>-</u>	<u>(1)</u>
	<u>196</u>	<u>173</u>
<b>Total Expenditures</b>	<u>17,084</u>	<u>16,816</u>
<b>Net Operating Revenue</b>	<u>61,776</u>	<u>45,639</u>
<b>Other Revenue</b>		
5500 Other Income		
5510 Interest Earned	<u>1</u>	<u>12</u>
<b>Total Other Revenue</b>	<u>1</u>	<u>12</u>
<b>Net Revenue</b>	<u>\$ 61,777</u>	<u>\$ 45,651</u>

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**Carmel Views Community Association  
Statement of Financial Position  
As of December 31, 2023**

**Assets**

Current Assets

Bank Accounts

1000 Checking	\$ 3,033
1100 Savings	<u>25,279</u>

Total Bank Accounts	<u>28,312</u>
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Accounts Receivable

2000 Dues Receivable	<u>3,438</u>
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Total Accounts Receivable	<u>3,438</u>
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Total Current Assets	<u>31,750</u>
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<b>Total Assets</b>	<b><u>\$ 31,750</u></b>
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**Liabilities and Retained Earnings**

Liabilities	-
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Retained Earnings

4100 Retained Earnings	\$ 64,847
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Net Revenue	<u>(33,098)</u>
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Total Retained Earnings	<u>31,750</u>
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<b>Total Liabilities and Retained Earnings</b>	<b><u>\$ 31,750</u></b>
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**Carmel Views Community Association  
Statement of Activity - Revised  
January - December 2023**

**Revenue**

5000 Non Profit Income	
5010 Member Dues	\$ 59,510
5020 Member Late Fee	60
5030 Fire Abatement Donations	<u>6,065</u>
	<u>65,635</u>

**Expenditures**

6000 CAM	
6010 Entrance Walls - Shared RRV	3,326
6030 Roadside Maintenance - Shared RRV	10,650
6050 Roadside Maintenance - Less RRV Share	(3,078)
6090 Fire Abatement	<u>75,500</u>
	<u>86,398</u>

7100 Professional Fees	
7110 Legal	5,620
7150 State & County Fees	337
7170 Quickbooks Online	<u>895</u>
	<u>6,852</u>

8000 Annual Meeting	
8030 Mtg. Postage	1,320
8050 Mtg. Rent & Service	-
8070 Mtg Food & Supplies	<u>-</u>
	<u>1,320</u>

8100 Insurance	
8110 D&O Insurance	<u>1,900</u>
	<u>1,900</u>

8300 Utilities	
8310 Water	<u>1,146</u>
	<u>1,146</u>

8500 Communications	
8520 Website/Domain/Email	<u>542</u>
	<u>542</u>

9000 Other General and Admin Expenses	
9010 Banners, Supplies	406
9020 PO Box	<u>166</u>
	<u>572</u>

Total 9500 Miscellaneous	
Uncategorized Expenditure	<u>83</u>

**Total Expenditures** 98,814

**Net Operating Revenue** (33,179)

**Other Revenue**

5500 Other Income	
5510 Interest Earned	<u>80</u>

**Total Other Revenue** 80

**Net Revenue** \$ (33,098)

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