

Carmel Views Community Association

Annual Meeting Minutes

January 25, 2025 - 5:00 pm

Call to Order

Roll Call was taken and a quorum was established.

Minutes of 11/19/24 Board Meeting Minutes unanimously approved.

Agenda

Camera Surveillance Presentation

Firewise Presentation

Emergency Fire Exit Progress

Board Member Reports

Appreciation Awards

Presentations

SURVEILLANCE GRID -- Presented by Warren Hackbarth

(Note: the proposal brochure was included in the Annual Member Mailing.)

The presenter explained that Surveillance Grid (SG) integrates existing systems, identified the surveillance reasons, suggested solutions and explained the system installation. Current SG users include Quail Lodge, The Park Lane, Del Rey Oaks, and others. He noted that cameras are important in identifying vehicles and people to assist law enforcement and increase conviction by 400%.

For Carmel Views and Rio Vista, a camera would be installed on the light pole at the entrance to capture license plates. If internet access would be desired, the system would connect via T-Mobile.

Questions raised by attending members and answered by the presenter:

Who monitors the cameras?

Unmonitored unless an incident required access.

Who follows up with inquiries about illegal activities?

Volunteer members or Surveillance Grid personnel.

Why is the system needed; what is the problem it solves?

Burglary, home invasion, auto break-ins, arson, preventative.

Are licenses of all residents, guests and tradesmen recorded in a Data base?

Residents can either register their license or opt out of surveillance.

Is the license data secured?

Accessible only by CVCA Board and any permitted entities.

Are permits required to put camera on the pole?

PG&E owns the pole and permission is required.

Does law enforcement have access to the system?

Only if CVCA grants permission to access.

What is the cost for each of the 312 Carmel Views and Rio Vista Homeowners?

The one-time Installation cost is \$33.60 and the annual fee \$7.15.

The Board will discuss Camera Surveillance at our next meeting and, providing there is sufficient interest, The Board will submit a proposal to members.

CARMEL VIEWS FIREWISE -- Presented by Liz Chornesky

Firewise was founded in 2021 to reduce fire risks in our high-risk fire area. It is run by association member volunteers and is recognized and certified by the National Firewise Program and approved by CalFire.

Tremendous progress has been made during the last four years. Firefighters are aware we are serious about fire prevention. A large portion of our budget comes from external funding. Firewise Certificates are available to homeowners.

Who implements the Firewise Action Plan?

The CVCA Homeowners

The CVCA Board of Directors

The Carmel Views Fire Team

The Carmel Views Firewise Team

See Attached Firewise Action Plan

Essentials of the 2024 Action plan?

Understand wildfire risks

Create defensible spaces of 30 to 100 feet

Encourage "home hardening

Disseminate information and" resources

Motivate unengaged homeowners

Manage fuel breaks & loads in common areas

Improve emergency evacuation options

Emergency Fire Evacuation Progress

In November the CVCA Board met with four CalFire officers who concluded that Cal Am's Water Tank Road in upper Carmel Views was a better option than the unimproved extension of Outlook Drive. CalFire has obtained gate access and CalAm has granted road access. Now the road needs improvements to be a safe and viable Emergency Fire Exit. An unidentified Association Member asked the Board to provide a map of all the CVCA Emergency Fire Exit when the Exit Plan is complete and the road is improved.

Reports by Board members

Steve Murphy, Treasurer

- Reviewed and updated historical financials

- Projected the CVCA 2025 Budget

- Discontinued excel for source transactions and implemented QuickBooks

- Consolidating Gmail and QuickBooks member data-bases as dues are received

- 2025 Dues remain at \$420. Possible Dues reduction in 2026.

Victor Lourenco, Vice President - Fire Abatement

- Managed the fuel load in common lands

- Increased grass & brush areas firebreaks

- May increase road firebreaks from 30 to 40 feet in 2025

- Removed Genista with special tools (available to all Homeowners)

- Received CalFire grant of \$35,000 (A \$10,000 increase from 2024)

- Summarized 2024 fire abatement activities and 2024 and 2025 CalFire Grants

- Removal of each dead tree costs approximately \$1,000.

Bob Sinotte, Communications / Infrastructure

- PG&E's "smart lithium-battery" meters are potentially explosive.

- For \$200 plus a \$10 monthly fee, the meters can be replaced.

- Rol Martinez, MOCO, patched street potholes but more need repair.

- Negotiating with MOCO for Railing at "Ferguson Curve" by the cutout.

- Maintained and painted Front Entry Wall

- Trimmed the Entrance landscaping

Jim Ferguson, President

- Summary of Board activity

- My Goals are: Dues, Roads, Fire and Member Access

- CHS Stadium Lights have been dimmed.

- Neighbors could help clean accumulated trash and Pine needles.

- The Board has successfully controlled costs and maintained budget

Election of new board member

Michael Krause received all but one vote from a write-in nominee and was elected to the Board as the new Communications member

**Plaques of Appreciation
Awarded to Bill Vogelpohl and Bud Miller**



Bill Vogelpohl



Bud Miller and Jim Fergusson

Annual Meeting was Adjourned at 7:05PM

Submitted by Gary Koeppel, CVCA Secretary

Carmel Views Firewise Newsletter



FIREWISE USA®
RESIDENTS REDUCING WILDFIRE RISKS

CARMEL VIEWS

A Firewise Community Since 2021

LIVING IN A FIREWISE COMMUNITY

Firewise recognition identifies Carmel Views as a community whose members are working hard – individually and collectively – to reduce wildfire risks. It provides access to discounted homeowner's insurance rates, signals firefighters that our community will be more defensible during wildfire events and improves our ability to secure grant funding.

Our Firewise recognition is granted by the National Firewise Program and approved by CalFire. It is based on our community implementing a 3-year Action Plan informed by an assessment of community wildfire risks. Each year, we submit a report to the national program summarizing our community's accomplishments to maintain certification of our Firewise recognition.

WHO IMPLEMENTS THE ACTION PLAN? WE ALL DO!

- Every homeowner
- The Board of the Carmel Views Community Association
- The Carmel Views Fire Team
- Carmel Views Firewise

CARMEL VIEWS' NEW ACTION PLAN (2024-2027)

Our 2024 Community Risk Assessment Survey (85 respondents) showed:

- Good understanding of wildfire risks
- Almost everyone is creating defensible space within 30' of homes, but less attention out to 100', and neighbors are worried
- Increasing attention to home hardening, but many vulnerabilities remain

The new Action Plan prioritizes:

- Continuing dissemination of information & resources to community
- Spurring action by homeowners who have not yet engaged
- Managing fuel breaks & loads in common areas
- Improving emergency evacuation options
- Spurring action by adjacent owners of forested areas and wildlands

WHAT YOU CAN DO!

- We all live in the WUI (the "wildland-urban interface") in an area designated at a "HIGH fire hazard severity zone" by the State Fire Marshal.
- Create defensible space out to 100' away from your home according to CalFire guidance (<https://readyforwildfire.org/prepare-for-wildfire/defensible-space/>) and in accord with State laws (<https://readyforwildfire.org/fire-safety-laws/>).
- Harden your home through low-cost retrofits. Use of WUI products for larger projects will reduce potential ignitions (<https://www.fire.ca.gov/home-hardening>).
- Know our evacuation routes and sign up for emergency alerts (<https://www.readymontereycounty.org/prepare/stay-informed>).
- Read the *Fire Preparedness Update* emails and respond to Firewise information requests!
- And VOLUNTEER!

**For more information about Carmel Views Firewise or to Volunteer, contact
CarmelViewsFirewise@gmail.org*