

**Carmel Views Community Association  
Board Meeting Minutes  
June 17, 2025**

**Open Meeting and Roll Call**

The meeting with a zoom connection for members was commenced at 5:00PM on June 17, 2025 and was held at Board member Mike Krause's home. Board Members representing a quorum were Jim Ferguson, Mike Krause, Morgan Falor and Gary Koeppel. Members attending via zoom were Al Schwartz, Buss Joseph, Steve "M", Maurine McEachen, Liz Chornesky, Larry Arthur and Mary Roos.

**Approval of Minutes**

The February 20, 2025 CVCA Board Meeting Minutes were approved unanimously.

**Security Camera and Signage**

The Board decided to table the discussion of a possible security camera until the next board meeting when more information will be available. As an alternative and/or additional security option, the Board unanimously voted to install two reflective "Neighborhood Watch" signs on each side of the subdivision entrance and one "Sheriff's Badge" sign be installed at the Juniper bush median on Canada Drive. Samples of the two signs are attached.

**2. Financial Update and Proposed PAY HOA Management Software**

Treasurer Morgan Falor reported on the current financial status as of May 31, 2025, a copy of which is attached, and noted the following:

- All dues have been invoiced and collected with the exception of six members.
- The large fire abatement invoices have yet to be recorded as of these financials; thus, the majority of the expense activity is yet to be incurred. No other expenses are over budget or generate a cause for concern.
- Overall, the organization has a healthy cash position compared to prior years.

Morgan detailed the many ways the current association software is outdated and inefficient. A few of the issues are the costly dues collection, lack of an online member communication system, including no ability for automated emergency calls. She proposed adopting a new Homeowner's Association software called PAY HOA (<https://www.payhoa.com>) to manage CVCA's financial records and operations. This system integrates an accounting platform with communication tools and personalized member portals.

The PAY HOA software is used by over 23,000 HOA's. It is an "all-in-one platform" for finance, communications and members. The estimated annual cost is \$1,469 for the application and \$169 up-boarding fee. Most of the costs would be offset by savings from related association expenses. The Board voted unanimously to adopt the PAY HOA management software.

**3. Forestry / Emergency Fire Exit**

Jim Fergusson reported the progress for the proposed Emergency Fire Exit at the end of Outlook Drive. A positive and productive meeting was held at the site with our County Supervisor, CalFire personnel and board members from Carmel Views and High Meadows Homeowner associations.

For the first time in the CACA's history, it appears that the existing ineffective fire trail will soon become a viable Emergency Fire Road and Exit. Supervisor Daniels is working on obtaining funding for the estimated \$100,000 cost of the roadway improvements.

*[Meeting attendees included Supervisor Kate Daniels and her Chief of Staff Kimbley Craig, CalFire Coordinator John Trenner, Battalion Chief Frank Espinoza, Fire Captain Shayon Ascarie, Deputy Chief Nick Ciardella, High Meadows Board President Wendy Schmidt, Carmel Views engineer Peter Taormino, and CVCA board members Jim Ferguson, Victor Lourenco and Gary Koeppel.]*

Liz Chornesky offered that — as part of much larger effort funded by CalFire — the Resource Conservation District of Monterey County has a project underway to analyze the feasibility and costs of fixing secondary evacuation routes for several communities in Carmel Valley, including the fire road at the end of Outlook Drive. Information from that analysis may usefully inform the next phase of funding and implementing repairs for our community. *(Note: The Zoom service timed out, interrupting the conversation but was quickly restored.)*

#### **4. Infrastructure**

Jim Ferguson reported that, after 18 months of effort, “great progress” was finally being made regarding the abandoned and decaying home on Canada Lane. The owners were clearing out the garage removing trees, working with realtors and may exterminate the building before demolishing or rebuilding it.

#### **5. Communication**

Michael Krause recommended upgrading the CVCA website by migrating the outdated http technology to the new https technology to provide better security and eliminate media directory clutter. He also suggested migrating the [cvcaboard@gmail.com](mailto:cvcaboard@gmail.com) account and email files to Google Drive at no cost to CVCA other than Michael’s volunteered time. The motion was approved.

#### **6. Members Annual Picnic**

The Board agreed to table action on the Members’ Annual Picnic until the membership can be surveyed to determine their interest.

#### **7. Proposed date for next Board meeting**

The next board meeting is tentatively scheduled for September 10, 2025.

#### **8. Zoom meeting attendee comments**

Mal Schwartz thanked board members Victor Lourenco and Jim Ferguson for engaging the Sheriff’s office and our tree trimmer ABBA for removing debris from the canyon below their home.

Liz Chornesky asked about the PayHOA program; Morgan offered to email her a copy of the proposal.

Larry Arthur reported after a Chipper Day passes, many homeowners put chipper materials on the street where they lay for months before the next one which creates unnecessary fire hazards. Would the community support (pay for) another Chipper Day? He also noted that PG&E brush contractors cleared Genista but left the cuttings on the ground, which are dry and flammable. He suggested the board contact CalFire to mitigate the issue with PG&E.

Mary Roos asked about house numbers stenciled on the street and was informed the Board had discussed this subject but rejected it for numerous reasons when tried in the past.

#### **9. Information**

Next Chipper Day is Dec 1, 2025 Genista can now be deposited in green waste bins

#### **10. Adjourn Open Session.**

Meeting adjourned at 5:03PM

#### **11. Attachments:**

Approved Security Signs

Financial Statement 05/31/2025



<b>Carmel Views Community Association</b> <b>Statements of Activity and Budget</b> <b>Unless stated, for the years ending December 31,</b>					
	2025			2024	2023
	Budget	Actuals through 5/31 <sup>1</sup>	Variance (Fav/(Unfav))	Actual	Actual
<b>Revenue</b>					
5010 Member Dues	\$ 72,660	\$ 72,060	\$ (600)	\$ 72,720	\$ 59,510
5020 Member Late Fees	-	660	660	440	60
5030 Fire Abatement Donations	5,000	5,505	505	5,030	6,065
	<u>77,660</u>	<u>78,225</u>	<u>565</u>	<u>78,190</u>	<u>65,635</u>
<b>Expenditures</b>					
<b>Common Area Maintenance</b>					
6010 Entrance Walls - Shared RRV	5,000	400	4,600	6,550	3,326
6030 Roadside Maintenance - Shared RRV	5,000	660	4,340	8,200	10,650
6050 Less RRV Share	(2,000)	(660)	(1,340)	(2,000)	(3,078)
6070 Tree Removal	15,000	83	14,918	14,272	-
6090 Fire Abatement	70,000	8,182	61,818	48,277	75,500
6095 Less Cypress Fire Match	(35,000)	-	(35,000)	(24,114)	-
	<u>58,000</u>	<u>8,665</u>	<u>49,336</u>	<u>51,185</u>	<u>86,398</u>
<b>Professional Fees</b>					
7110 Legal	1,000	-	1,000	657	5,620
7130 Accounting	350	-	350	350	-
7150 State & County Fees	35	-	35	35	337
7170 QuickBooks Online	780	260	520	745	895
	<u>2,165</u>	<u>260</u>	<u>1,905</u>	<u>1,787</u>	<u>6,852</u>
<b>Annual Meeting</b>					
8030 Mtg. Printing & Postage	1,300	16	1,284	1,300	1,320
8050 Mtg. Rent & Service	250	-	250	200	-
8070 Mtg Food & Supplies	100	-	100	94	-
	<u>1,650</u>	<u>16</u>	<u>1,634</u>	<u>1,594</u>	<u>1,320</u>
<b>Utilities</b>					
8310 Water	1,080	-	1,080	967	1,146
<b>Other General and Admin Expenses</b>					
8110 Insurance	4,500	(79)	4,579	4,328	1,900
8520 Website, Domain, Email	150	-	150	110	542
9010 Banners, Supplies	200	59	141	196	406
9020 PO Box	170	-	170	170	166
9030 Postage	35	-	35	73	-
95XX Other	-	-	-	95	3
	<u>5,055</u>	<u>(20)</u>	<u>5,075</u>	<u>4,972</u>	<u>3,016</u>
<b>Total Expenditures</b>	<u>67,950</u>	<u>8,921</u>	<u>59,029</u>	<u>60,505</u>	<u>98,733</u>
<b>Net Income</b>	<u>\$ 9,710</u>	<u>\$ 69,304</u>	<u>\$ 59,594</u>	<u>\$ 17,685</u>	<u>\$ (33,098)</u>
<b>(1) Current actuals as of 5/31/25.</b>					
<b>Memo: Cash Balances</b>					
Checking		\$ 92,272		\$ 23,604	\$ 2,973
Savings		25,002		25,001	25,279
<b>Total</b>		<u>\$ 117,274</u>		<u>\$ 48,605</u>	<u>\$ 28,252</u>
<b>Selected Comments</b>					
<b>5020 Member Late Fees</b> 17 members that did not pay prior to the deadline, 16 members assessed \$40 late fee, one member assessed \$20 due to extenuating circumstances. Six members have an outstanding balance of \$460 as of 6/17/25.					
<b>5030 Fire Abatement Donations</b> 44 members contributed to additional fire abatement work.					