

Carmel Views Community Association Board Meeting
September 30, 2025

Meeting was called to order at 4:00PM

Roll Call and Welcome to CVCA Members on Zoom

Present: Jim Fergusson, Victor Lourenco, Morgan Falor, Bob Sinotte, Gary Koeppel, Mike Krause.

Present: CVCA Members via Zoom: Trisha Bean, Tempe Wennerholm. Judy Feisthamel, Buzz Joseph and Robert Gomez.

Reading and Approval of Minutes

The minutes of the June 17, 2025 meeting were read and unanimously approved.

Board Announcements and Reports

1. Financial Update

Treasurer Morgan Falor reported on the current financial status:

- Member data from all sources has been collated and is ready to be uploaded in the new HOA software
- The new online platform (website) will be available to members in early 2026.
- The new HOA software will reduce time needed for the annual mailing; cost is slightly variable based on quantity of pages mailed, exact cost savings TBD.
- Members who consent to share their information will be visible on the site, replacing the directory;
- 173 member dues have been invoiced and payment received with only one payment imminent;
- The Fire Abatement budget is \$70,000 for the year ended December 31, 2025. Cypress Fire paid \$35,000 in matching funds towards that budget in July 2025. Only 41,000 of the budgeted funds have been expended to date.
- The current balance of association funds is \$116,650.

2. Neighborhood Watch Reflective Signs

- Secretary Gary Koeppel reported the Sheriff's Sign was installed at the median on Canada Drive but was non-reflective and returned to the sign maker and refunded. A new sign has been commissioned and will be installed in mid-October with a cost savings of \$100.00.
- President Jim Fergusson reported that the Neighborhood Watch signs had been installed at the entrance. Rio Vista will pay for another sign at their entrance.

3. Forestry

Fire Abatement.

- Board member Victor Lourenço reported that all tree and brush trimming has been completed except for one tree near the community park.
- He expressed satisfaction with the company cleaning the streetside brush or trimming projects.
- Members commented about tree-trunk rounds on the ground adjacent to homes near the Canada and Outlook Drive corner that need to be removed.

Other updates.

- Jim Fergusson reported Cal Fire and Monterey County progress on the plans to create an Emergency Fire Exit. The CalFire drone videos of the canyon crossing at the end of Outlook Drive were promised two months ago but were late. He has made numerous follow up calls to supervisor Kate Daniels. Her chief of staff reported twice that she would “look into it”, which means that no funding has yet been approved and therefore no action has been taken.
- He also reported that limited progress has been made on the decrepit home on Canada Lane and that several homeowner had Oak tree branches over six-inches in diameter were encroaching within 30 feet of their homes. We requested approval to removed them per the 5-30-100 home hardening recommendations.

4. Infrastructure

- Infrastructure board member Bob Sinotte thanked Larry Arthur for his expressed concerns about storm drains clogged by pine needles. Bob received a response from the county today assuring him the storm drains would be cleaned soon.
- Bob requested the County to patch the many potholes in Carmel Views streets and work has been done.
- He noted the steel plates across Canada drive was for an electrical improvement for several homes and project was nearing completion.
- He complimented the weed abatement contractor for trimming of the entrance plants.
- He reported that the county had not installed a safety berm, reflectors or guardrail at Ferguson curve.
- He contacted PG&E to replace 12 streetlights but they are non-responsive so he contacted the county.
- Michael Krause observed that a number of abandoned vehicles violated the CC&R's and needed to be removed from neighborhood yards.

5. Communication

- Mike reported the website server had been upgraded and the service improved.
- Members will need to sign in to the website with its new HOA software. If any members are not website user friendly, physical mailings of the new Director will

be sent out to them upon request.

Proposed date for next Board meeting

The next Board meeting was proposed for November 18, 2025.

This proposed date was accepted by all board members.

Open session comments

Jim Fegusson explained, *“Association members will have 3 minutes each to address the Board on any issue. Board members may briefly respond or ask questions for clarification. Otherwise, no discussion or action will be taken on items brought before the Board during Open Comments unless they are already on the agenda”.*

However, none of the zoom meeting participants offered any comments.

Information

Next Chipper Day is Dec 1, 2025.

Ginesta can now be deposited in green waste bins

Adjourn Open Session

The meeting was adjourned at 4:55 PM.