

Carmel Views Community Association Board Meeting @ 4:00 PM Tuesday,  
November 18, 2025, at the Sinotte's residence 24765 Outlook Drive

## Agenda

For those who will attend in person please inform us before the meeting so space can be made available. A Zoom link will be sent out before the meeting.

Open meeting

Roll Call

A. Reading and Approval of Minutes- Sept. 30, 2025

B. Board Announcements

1. 4 Board members will be retiring after January Annual Meeting. To date we have at least 4 volunteers to fill these positions.

2. Jim Ferguson to discuss Outlook Drive Fire Emergency Exit(s)

C. Updates.

1. Finance – Morgan Falor: Pay Hoa Software. Also 2026 Proposed Budget for BOD vote.

2. President- Jim Ferguson Proposal to reduce HOA dues for 2026 – BOD will vote .

3. Forestry – Victor Lourenco: Cal Fire Grant and other Forestry notes.

4. Infrastructure- Bob Sinotte: Pot holes, burned out road lights (12), and other.

5. Communication- Michael Krause: Website Upgrade and assist Gary Koeppel, Secretary, with new Members Directory

D. Proposed date for next Board meeting

Next meeting will be Annual Meeting scheduled for January 24,2026.

D. Open session comments

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

E. Next Chipper Day is December 1 ,2025, Ginesta can now be deposited in green waste bins

F. Adjourn Open Session

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