

Carmel Views Community Association

Minutes of Board Turnover Meeting

28 February 2026

Meeting called to order at **1:00 PM**.

A. Roll Call

Outgoing Directors: Jim Ferguson, Victor Lourenco, Robert Sinotte, Morgan Falor

Incoming Directors: Brian Congleton (President), Bruce Greenbaum (Vice President / Fire Abatement), David Kazansky (Treasurer), Paul Best (Infrastructure), Paolo Singh (Secretary)

Continuing Director: Michael Krause (Director of Communications) *not present*

Members Present: Liz Chornesky, Charles Chornesky, Allen “Bud” Miller

Administrative Note: Remote attendance via Zoom was unavailable for this meeting due to technical difficulties.

B. Board Transition and Administrative Updates

- The board reviewed responsibilities and transitioned materials from outgoing to incoming directors.
- The board reaffirmed **carmelviews.net** as the primary source for HOA documents and information.
- November minutes were approved via asynchronous vote on **2 March**.
- PayHOA will serve as the HOA’s communication and directory platform.
 - As director of communications, Michael Krause will route all HOA correspondence through the PayHOA system.
 - This is transparent to community members—they will still see emails and USPS as before.
 - The board reiterated that updating contact information for homeowners and renters does not automatically opt them into publicly displaying their contact information via the app. Members must deliberately opt in; only the board can access the full directory.
 - PayHOA enables emergency text alerts for important communication with community members.

C. Vegetation, Tree, and Fire Abatement Planning

- The board reviewed the 2026 vegetation and tree maintenance plan.

- All common-area tree removals require Fire Department approval to qualify for matching grant funds.
- Bruce Greenbaum and Brian Congleton will meet with the Fire Department to review upcoming tree removal needs.
- The board discussed contractor coordination and ongoing maintenance schedules.
- The board clarified tree removal responsibilities:
 - County right-of-way: Monterey County responsibility.
 - Common HOA Land: HOA responsibility (with Fire Department approval for 50% matching via grant funds.
 - Private property: property owner responsibility
 - Any trees cut but not removed (for cost) should be ventilated to decompose naturally and mitigate fuel risk.

D. Infrastructure and County Coordination

- Updates were provided on the county's emergency exit road discussions and fuel break projects.
 - Exit road development remains a priority. The board will continue to pursue doing this at a reasonable cost.
- The board reviewed road safety concerns, including the need for a guardrail at the Outlook hairpin turn.
- Peninsula Engineering remains a resource for infrastructure assessments.
- The board members intend to tour the community weekly to identify any infrastructure concerns, but invite member communication if anything immediate needs to be addressed for safety, etc.

E. FireWise Program Transition

- Liz Chornesky announced she will step down as FireWise Coordinator in March.
- Her work directly resulted in Carmel Views being recognized as an **exemplar FireWise community for the county**.
- **The board expressed appreciation for her dedicated voluntary service.**
- A motion to create a board-level FireWise position passed unanimously.
- A special meeting will be scheduled to determine the future structure of the FireWise program and Fire Team.
 - The Fire Team is comprised of voluntary members of the community. Traditionally, they are not members of the board of directors but serve to advise the board and to work on fire abatement issues that are not directly related to Carmel Views HOA functions and budget.

F. Motions Passed

1. **Creation of a board-level FireWise position** — *Approved unanimously.*
2. **Next Regular Board Meeting set for May 31 at 4:00 PM** (subject to change) — *Approved unanimously.*

G. Next Meetings

- **Special Meeting:** To be scheduled regarding FireWise program structure.
- **Next Regular Board Meeting: May 31 at 4:00 PM**

H. Adjournment

Meeting adjourned at **1:48 PM**.