

Carmel Views Community Association

Minutes of Regular Board Meeting

31 May 2026

Meeting called to order at 4:01 PM.

A. Roll Call

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

Members Present (In Person): Allen "Bud" Miller, Larry Arthur, Jane Goldcamp, Lynn Berardo, Steven Berardo, Buzz Joseph

Members Present via Zoom: David Kleinman, Alexis Spiedel, Tempe Wennerholm

B. Approval of Minutes from 28 February 2026 Turnover Meeting

- February minutes were approved through motion and unanimous decision.

C. Treasurer's Report — Discussion and Action

- CVCA Treasurer Kazansky reported the following account balances as of the meeting date: the checking account held \$129,316.90 and the savings account held approximately \$25,000.
- **Delinquent Dues:** Twelve (12) accounts remain delinquent. Total outstanding dues are \$4,500 (\$5,100 including late fees). Treasurer Kazansky sent email requests followed by certified letter requests. Additionally, specific follow-up is ongoing for three properties to clarify ownership status. Letters have been sent to each these three requesting updated contact information and payment.
- **Interest-Bearing Account:** The Treasurer raised the question of whether a portion of operating funds should be moved to a higher-yield account. Discussion among board members and members

present addressed short-term Certificate of Deposit rates of approximately 3%, available through credit unions and regional banks. Members noted that the savings account provides sufficient liquidity as a buffer, and that a CD would earn meaningfully more than the checking account's current near-zero yield. Additionally, flexible CDs are an additional option for future consideration.

- *Motion to transfer \$50,000 from the operating checking account into a short-term (3-month) Certificate of Deposit at an FDIC-insured institution to earn interest for the benefit of the community. **Vote- Moved: Greenbaum. Seconded: Kazansky. Passed unanimously.***

D. Fire Abatement: Updates and Action:

- Vice president Greenbaum presented a comprehensive update on the 2026 fire abatement program. Vegetation management across the common areas has been completed for the season and will be reviewed with the Cypress Fire District for reimbursement under the annual cost-sharing program. Several dead trees in the park area and along Outlook Lane were identified as safety hazards and approved for removal. The Fire District will assist with disposal under its current program. Greenbaum noted that the District's contribution is limited to disposal of the main trunk logs at their facility, but nothing else (and not the 50% copay they have contributed in past years). Total fire abatement spending remains within the annual grant limits. The board also discussed longer-term forest management considerations, including the treatment of standing dead trees and juvenile Monterey pines in common areas.
- **FireWise Program:** With the former FireWise Coordinator stepping down, the Vice President has assumed board-level responsibility for FireWise activities. The board discussed distributing periodic FireWise updates to the community and posting archived materials on the association website. No action was required.
- **Grant Application Subcommittee:** A subcommittee was formed to prepare the next Cypress Fire grant application.
 - *Motion to establish a subcommittee (Greenbaum, Best, Kazansky, Miller) to finalize the FY2027 grant application and authorize Vice President Greenbaum to submit it on behalf of the board. **Vote- Moved: Congleton. Seconded: Singh. Passed unanimously.***

F. Record Keeping — Discussion and Possible Action

The President reported that several boxes of older HOA documents that were digitized several years ago are now surplus and should be destroyed. The board agreed that confirmed-digitized records may be securely shredded, and any remaining paper records will be scanned before disposal. Digital files will be consolidated into a central cloud archive with appropriate access controls. No formal motion was required.

G. Infrastructure Update

Infrastructure Director Best provided updates on seasonal maintenance:

- Roadside weed abatement has been completed for the spring cycle.
- Common-area gutters and drainage channels were cleared, including significant sediment removal in some areas.
- A street sweeper is scheduled for early June.
- Chipper service will be active for two weeks beginning 1 June, with the next service scheduled for 9 November.
- The board is compiling a list of inoperable streetlights. Best will coordinate with the county and PG&E to expedite repairs.

Members were reminded to keep gutters clear in front of their homes to prevent roadway damage.

H. Open Discussion — Member Items

- **Community Social Event:** The board discussed holding a community gathering in late August to satisfy the FireWise annual event requirement and to encourage neighborhood engagement. The Board consensus was that such a gathering is a good idea, but should be focused on community socializing along with FireWise instruction. A committee (Lynn Berardo, Greenbaum, and Kazansky) will explore dates and logistics.
- **Traffic and Pedestrian Safety.** Members raised concerns about vehicle speeds within the neighborhood. Options discussed included requesting additional county speed-limit signage and researching radar speed-display signs. Krause and Singh volunteered to research options and report back at the next meeting.
- **FireWise Materials.** Miller volunteered to assist in uploading archived FireWise documents to the association website.

I. Next Meeting

The next regular board meeting is scheduled for Wednesday, August 12, 2026 at 5:30 PM. Location to be confirmed.

J. Adjournment. The meeting was adjourned at 5:37 pm.