

Carmel Views Community Association

Minutes of Regular Board Meeting

12 August 2026

Meeting called to order at 5:39 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): Larry Arthur, Allen "Bud" Miller

Members Present via Zoom: Liz Chorneski, Avner Cohen, Judy Feisthamel, Jennifer Johnson, Buzz Joseph, Bruce Neben, Joe Longo

B. Approval of Minutes from 31 May 2026 Regular Board Meeting

- May minutes were approved through motion and unanimous decision.

C. Update on Board Mediation Action

- The CVCA was asked to mediate an informal dispute between neighbors regarding five oak trees requiring county permits for removal. A site meeting was held on 4 August at 24950 Outlook Dr. (Cordan family trustees, owners of the trees) and 24940 Outlook Dr. (Jeff Richards, requesting removal). Attendees included Directors Paul Best, Brian Congleton, Bruce Greenbaum, and David Kazansky; realtor Jonathan Spencer (representing the tree-owning property); and arborist Andrew Tope.

The arborist advised that removal of the five trees was the appropriate course of action, and Jeff Richards agreed to pay for all associated costs, including the arborist report and county permitting. The Cordan family trustees requested that these funds be held in a CVCA-managed escrow account until completion of the work. After discussion, the board determined that holding private funds in escrow is outside the authority and legal scope of the association.

- *Motion to hold funds for tree removal, arborist report, and permitting in a CVCA-controlled escrow account. Vote: Motion (Greenbaum) was Seconded (Kazansky), and subsequently denied unanimously.*

D. Progress review on fire road improvement project between Carmel Views and High Meadows.

- The board reported on significant progress made by Cypress Fire in widening the path and removing trees to approximately greater than 12 ft wide at most locations. One area is not yet ready to support vehicular loads and remains at approximately 8-9 ft wide.
- The board expressed gratitude and support for Cypress Fire working with the county for this project, and noted that the CVCA should maintain awareness of and potential involvement in related engineering reports as progress continues.

E. Discussion and action on neighboring Mormon church-owned property.

- The board discussed addressing the long-standing issue with the Mormon property east of Carmel Views, which has presented communication and liability challenges. The board decided to hire an attorney to draft a formal letter to the church regarding property maintenance and liability concerns, in accordance with fire safety and county guidance (e.g., areas within 100 ft of neighboring property must be cleared by at least 30 ft of fuel). Larry Arthur volunteered to draft an initial memo to provide background information for the attorney to draft the official letter.
 - *Motion to hire an attorney to draft a formal letter to the Mormon Church that owns the neighboring property east of Carmel Views, via an informative memo written by CVCA member Larry Arthur with assistance from Bud Miller, Bruce Greenbaum, and Brian Congleton in coordination with Cypress Fire. Vote: Motion (Greenbaum) was Seconded (Kazansky), and subsequently passed unanimously.*

F. Fire abatement and Firewise updates and action

- Bruce Greenbaum reported on receipt of a \$21,900 grant and securing \$30,000 in funding for the upcoming calendar year's fire abatement efforts, with Cypress Fire.

- CVCA paid \$43,800.00 in tree abatement work for the year so far, to include tree and limb removal in common areas, and general fuel removal.
- Due to director availability and the desire to communicate the event more widely, the board discussed the postponement of the Firewise educational gathering from 30 August to 11 October. Bruce Greenbaum will coordinate with Lynn Berardo regarding the rescheduling and further support in planning the event.
 - *Motion to postpone the Firewise community event for CVCA from 30 August to 11 October.*

Vote: Motion (Greenbaum) was Seconded (Congleton), and subsequently passed unanimously.
- Bruce Greenbaum discussed meeting Firewise certification requirements by CVCA. Liz Chorneski clarified that the current certificate is valid through calendar year 2026. Bruce and Liz agreed to meet separately to further discuss recertification plans.

G. Treasurer Updates

- David Kazansky reported the following account balances as of the meeting date: the checking account held \$48,598.92 and the savings account held \$25,004.79. \$50,000.00 has been moved to a high-yield interest bearing account with Monterey Credit Union, as well as \$25.00 to a standard savings account.
- **Delinquent Dues:** Four (4) accounts remain delinquent. The Treasurer sent email requests followed by certified letter follow-ups.

H. Infrastructure Update

- Paul Best updated members on ongoing maintenance projects, including two weed abatement efforts (as part of other fire abatement work), maintenance in the community entry area, and gutter cleaning throughout the community. Street lamp bulb replacement remains ongoing, and Paul reported that Larry Arthur has created a good working relationship with the county and PG&E.

- Recently, a tree that had fallen due to a storm had to be removed and paid for by CVCA due to it blocking access to one of the areas of the community. Paul will research the requirement for the homeowner to repay CVCA, as it was not on common property.
- CVCA received a notice to the board regarding a CC&R violation of an improperly parked vehicle. Because the property is a rental home, Paul and Brian Congleton will draft/sign a letter to the homeowner regarding the violation.

I. Communications update

- Mike Krause reported that the CVCA website, carmelviews.net, has been updated for security and fast-caching.

J. Other discussion items

- Traffic safety and reckless driving remain an issue in the community. Members noted that while the sheriff's office does not handle moving violations, California Highway Patrol has an enforcement policy given adequate evidence. The board agreed to update instructions on the CVCA website describing the process for residents to report dangerous driving incidents to CHP.
- Based on the other fire abatement discussions, Bud Miller suggested that while there exist county regulations for removal of oak trees, there should be considerations for trees that impose direct danger to homes in accordance with other county and local fire department guidelines. The board agreed to agendaize for the next meeting the discussion (and possible action) of working with Cypress Fire and the county to potentially amend the current regulation.
- Larry Arthur updated the group on County Service Area 47 (CSA 47), or the special assessment district administered by Monterey County Public Works for funding and management of localized infrastructure services. He noted that CSA 47 has an approximately \$58,000 balance available for regular maintenance work including lighting and storm drain repairs. However, the group also noted that requesting certain services or a reassessment could have effects on annual property taxes. The board agreed to agendaize for the next meeting a discussion on how to request/allocate the funds, and managing future years' budgets.

K. Next Meeting

The next regular board meeting is scheduled for Tuesday, November 10, 2026 at 5:30 PM. Location to be confirmed.

L. Adjournment. The meeting was adjourned at 7:10 pm.