

CAMINO VILLAGE HOMEOWNERS ASSOCIATION

• PO BOX 1308 • ROSEVILLE, CA 95678 • (916) 786-6000, EXT. 330 •

Board of Directors Open Meeting Minutes

OCTOBER 5, 2023 @ 5:00 PM

BY TELECONFERENCE

I. Call to Order

The October 5, 2023, Open meeting of the Board of Directors was called to order at 5:01 PM by teleconference:

By Zoom Video

<https://us06web.zoom.us/j/85963239043?pwd=dsy4TY3VsTs6pDqSEcRO18agS6Tfna.1>

Meeting ID: 859 6323 9043; Passcode: 555854

Or Join by Phone

1-669-444-9171; Meeting ID: 859 6323 9043; Passcode: 555854

II. Roll Call

Directors Present:

Dave Bette
Deandra Amaral
Jeannine Crew
Jessica Bolton
Cheryl Rutty

Owners Present:

11 (Anne DeStefano, Sara Avila, Dennis Crossland, Lani Russell, Laura Summers, James Wright, Shira Depa, Ruth Reynolds, Jennifer Edwards, Maddie Ruberg, Andy Reid)

Management:

Michael Murray, CMCA, of CiD Consortium, LLC

III. Open Forum

- Owner DeStefano requested the Board consider another security light be added at the entrance. Also, Owner DeStefano reminded those present that the back gate should be used for large deliveries or moving trucks. Director Bette and Owner Wright are the current volunteers that can assist with opening the gate, and this information should be added to the Association's website. Owner DeStefano also noted that a newsletter is being worked on.
- Owner Russell stated the Association does not have another light at the entrance. Regarding parking, Owner Russell stated that Owners should not receive a ticket for a vehicle parked on the driveway in the morning.
- Owner Crossland expressed concern about some Owners getting things done while other Owners do not.

At this point the Owners began talking about parking related issues, and airing their various opinions about Association related matters.

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IV. Approval of Minutes

The Board reviewed the August 23, 2023, Open meeting minutes. After consideration, the August 23, 2023, Open meeting minutes was motioned, seconded, and approved. (M/S/A)

V. Review of Financials

The Board reviewed the financials with management. According to the balance sheet, as of August 31, 2023:

- Operating Account: \$7,143
- Reserve Account: \$125,217
- Lien Approval Consideration – none

VI. Committee Reports

- Landscape – Jennifer Edwards reported on the Props proposal for pruning and tree work. Director Crew inquired about tree trimming at 2323 Fallwater and the additional growth needs to be addressed. The Board authorized the Landscape Chair to approve the necessary proposal per current budget.
- Architectural, Review and Possible Appointments – There have been no requests since the last meeting.
- Parking, Review and Possible Appointments – Owner Andy Reid, Laura Summers, and James Wright are the current volunteers on the Committee.

VII. Manager Report

- Time Tracking Report – The Board reviewed the August 2023 time tracking report.

VIII. New Business

- 2024 Budget Review and Approval Consideration – The Board and management reviewed the 2024 budget worksheet. Management noted that after adjustments the worksheet indicates that the assessment rate can remain the same for 2024. The Board reviewed the landscaping line items. The Board agreed to reduce line item 5485 Other Common area by \$200 to \$1,300. Also, the Board agreed to increase line item 5190 Landscape Trees by \$185 to \$5,420. The budget remains balanced. After consideration, the 2024 budget worksheet figures, with the monthly assessment remaining the same for 2024, was M/S/A.
- Camera System – Director DeStefano reported they are meeting with an electrician to discuss the possibility of tying a system into the electricity currently at the front entrance and how to get access to Wi-Fi. The cost for this project is being researched and more information will be provided when obtained.
- Rules Committee – Director Amaral will set up a meeting with the members of the Parking Committee to discuss the Parking Rules.

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IX. Unfinished Business

- Reserve Study Review – Management reported that Browning was contacted for a status update on the draft full study review. Owner DeStefano reported that a representative of Browning Reserve informed her that they are backlogged on reports. This item will remain on the agenda.
- Rental Information Policy – Management reported that the approved draft version of the policy was mailed to the Owners for the review period. There were no Owner responses for the Board to consider. After consideration, the Rental Information Policy was M/S/A.
- Asphalt Repair Update – The Board reviewed the Community Pavement proposal for adding another seal over the asphalt damaged by the transmission fluid. Management stated that Robert of Community Pavement provided a \$250.00 proposal for this project, as in his prior proposal that was approved by the Board it stated that the work being done was not guaranteed. Director Bette expressed his displeasure with this cost, as he noted that Robert stated to him and management during the meeting on-site that he would provide another seal over the area at no charge. Do not do anything at this time.
- Striping and Fire Lane Proposal – The Board reviewed the NorCal Asphalt and Community Pavement proposal for repainting the red curbs and stenciling "No Parking". After consideration, the NorCal Asphalt proposal for \$925.00 was M/S/A.
- Parking Monitoring & Procedures Discussion – Owners Shira Depa reported that her update was provided at the last meeting and will provide her research to the Parking Committee for further review. The Board agreed to remove this topic from the agenda for the time being.

X. Next Meeting – The Board will determine the next meeting after Director Amaral conducts a meeting with the Parking Committee.

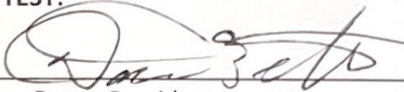
XI. Executive Session – none

XII. Adjournment

There being no further business before the Board of Directors, the meeting was adjourned at 6:30 PM.

Respectfully submitted by Michael Murray, CMCA, of CiD Consortium, LLC.

ATTEST:



Dave Bette, President

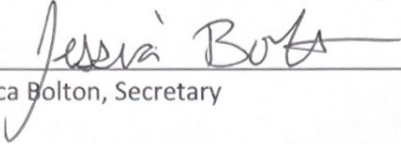
DATE: 3/16/24

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Secretary Certification

I, Jessica Bolton, Secretary of the Camino Village Homeowners Association do hereby certify that the foregoing is a true and correct copy of the minutes of the Camino Village Homeowners Association Board of Directors meeting held on October 5, 2023, as approved by the Board members in attendance of the meeting.



Jessica Bolton, Secretary

DATE: 3/15/24