

CAMINO VILLAGE HOMEOWNERS ASSOCIATION

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

Parking Rules Open Forum Meeting Notes

JANUARY 17, 2024 @ 6:00 PM

BY TELECONFERENCE

I. Call to Order

The January 17, 2024, Open meeting of the Board of Directors was called to order at 6:00 PM by teleconference:

By Zoom Video

<https://us06web.zoom.us/j/87302984104?pwd=0ii5V2wqBKK2TIPIFlubrtuhvEFcsq.1>

Meeting ID: 873 0298 4104; Passcode: 248477

Or Join by Phone

1-669-444-9171; Meeting ID: 873 0298 4104; Passcode: 248477

II. Roll Call

Directors Present: Dave Bette
Cheryl Ruty
Jessica Bolton
Deandra Amaral
Jeannine Crew

Owners Present: Lani Russell, Dennis Crossland, Laura Summers, Anne DeStefano, Sara Avila, Rosy Alereza, Madolyn Ruberg, Jasmin Cusic, Ruth Reynolds, Mike & Amber Catabran, Erin Kew, Dan Schiff, Andy Reid, Patrick Crew, Lizzie Moulton, Jennifer Edwards.

Management: Michael Murray, CMCA, of CiD Consortium, LLC
Yanira Gamble of CiD Consortium, LLC

III. Open Forum

- Lani Russell – Owner Russell inquired about the goals of changing parking rule. Some exceptions can be made, like working in the garage, but nothing like leaving garage doors open all night or anything like that. Owner asked, “what is the primary goal here?” Owner mentioned having rented a room out for three months and requested a parking pass but did not get it. Owner stated they do not want the community to look like a used parking lot. The guest parking spots are never filled, so what are the parking spots for?
- Dennis Crossland – Owner Crossland stated using the garage, but also parks in the garage. Owner mentioned a recent situation when he and a neighbor bought new bicycles, and when he was putting them in the garage was verbally “attacked” by a Resident. Owner stated bullying does not solve a problem and does not believe in bullying. Also, Owner recalled putting in a toilet in the house, and was going back and forth getting parts from Home Depot, so their car was temporarily parked on the driveway. Owner stated he believes everyone should be treated with respect and to treat everyone fairly with no favoritism.

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- Laura Summers – Owner Summers stated they have lived here since October 1997 and loves the neighborhood. They vigorously support the Parking Rules and CC&Rs and no changes should be made. Owner stated the rules are reasonable. If the Board chooses to make the rules more lenient it will create more problems. There have been thefts and people have been able to gain entry into the community. The neighborhood is small, the streets are narrow, and we do not need to have cars parked in every stall. Owner Summers stated they support the rule and will continue to do so by volunteering.
- Anne DeStefano – Owner DeStefano reported supporting Owner Summer's statements. Owner mentioned that it sounds like communication may be an issue around the parking rule. Owner DeStefano supports the parking rule because it is based on CC&Rs. The CC&Rs are the foundation of the rules that were in place when HOA was built. Owner DeStefano stated her continued support of the parking rules and submitted an email stating the same. Maintaining property values is important. Owner DeStefano mentioned the Association might need to take a look at how the parking rules, and their enforcement, are communicated to the community.
- Sara Avila – Owner Avila mentioned living here since September 1997 and agrees with Owner Summers and DeStefano. Also, Owner Avila submitted an email regarding her position on the parking rules. Owner stated she is willing to hear what others say, does not animosity, and wants all to be happy here.
- Rosy Alereza – Owner Alereza mentioned agreement with what Owners Summers, DeStefano, and Avila said. Owner appreciates the parking rules. Some of the restrictions could be modified or changed, and is open to hearing ideas about this. Owner Alereza stated that this is good community and everyone is caring.
- Maddie Ruberg – Owner Ruberg stated having moved into the community in 2017. At the time both of her sisters were living with her, and when her younger sister got a car, they had to park car it outside of the neighborhood. Her car was broken into when parked outside the community. A neighbor allowed her to park the car in their garage. Owner Ruberg stated her current boyfriend has a truck used for work and that it is too large to park in the garage. Unless the rules are changed/modified, they will have to move from the community, or continually be moving the vehicle. Owner Ruberg stated she understands the concerns about break-ins, but if you park on the driveway that is on you. Owner stated that parking on the driveway does not deter from aesthetic value in the community and we can come up with solution.
- Jasmin Cusic – Owner Cusic stated she completely understands the prior Owner's statements. The parking rules are here for a reason. Owner stated they have been here 8 years and likes the rules. She stated having lived in another community and when the parking is not enforced it is "hot mess". When more vehicles are visible there is more theft. Also, there can be more flexibility, but does not want the community to be more crowded and cluttered with cars. Owner Cusic stated that if one does not like the rules, then the community may not be for you.
- Ruth Reynolds – Owner Reynolds appreciates all the comments made. Owner mentioned having lived in another Association that did not have rules about driveway parking. Her

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husband lived with her and parked in the driveway, and they made sure to keep that car in good condition. Owner Reynold's stated that in today's times, things have changed, and we may need to consider the situation that when new relationships happen, there can be compromises with the parking rules. When people have an errand to do and are going back and forth, rather than going in and out of garage, they should be able to park on driveway. Owner Reynold's stated she really likes it here and we can be aware of everyone's concerns.

- Mike Catabran – Resident Catabran stated he is speaking on behalf of himself and Amber Catabran. Resident mentioned that laws adapt with time, and as time goes on, the rules should change. He stated that people should be able to park on the driveway from 6:00 am to midnight. Resident Catabran inquired as to what is the difference between parking on the driveway throughout the day and parking on the driveway when people are sleeping. Regarding the issue of theft, what worry is there about theft for those if you are parking in the garage? Resident agrees that the community should not be used as a parking lot. Resident suggested parking on the driveway could be limited to a certain amount of vehicles, the vehicle(s) need to be approved to do so, and possibly with specific reason to do so. He reported currently paying for a parking stall outside of the Association and pays for an Uber to it and from it everyday. Resident Catabran stated he would be willing to pay for a fee to park on the driveway. The rule could be the Board approves the vehicle with a fee. He stated he loves the community.
- Erin Kew – Owner Kew stated understanding and being on both sides of this issue. Owner Kew agreed not wanting the community to appear like a used car lot or that vehicles should be parked overnight all the time. Owner Kew stated they have lived in a community that did allow this and that the vehicle noise can be bad. Owner Kew mentioned having had a situation when the garage door broke and thus had to park in driveway. A parking pass was obtained, but doing so was inconvenient. Owner Kew stated that when family or new relationship comes up, there should be a pass for parking on the driveway.
- Dan Schiff – Owner Schiff stated that if the Association changes the parking rules, the updated version needs to be very clear about what the changes are, and they should be set in stone. Owner Schiff mentioned the concern of vehicle noise during the morning when vehicles parked outside in the morning are started. Those vehicles parked in front of the windows of homes experience noise issues when cars are started or when vehicle doors are slammed closed. Owner Schiff agrees with keeping the guest parking rules the way it is.
- Andy Reid – Owner Reid reported having lived here since 2010, loving the appearance of the community because it does not look like parking lot. The vast majority of the community abides by parking rules and the parking rules keep the community looking lovely. Owner Reid stated they have served on the Parking Committee for a few years. When Owners buy their property, they should have read the CC&Rs and rule that are provided, so the parking rules should not be a mystery. The current rules do a good job explaining as to how parking in the community works. Owner Reid stated they totally support the current parking rules and that no changes are needed.
- Patrick Crew – Owner Crew thanked all those present on the Zoom call for welcoming his bride to the community. Owner stated he works with the County and deals with rules as a

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function of his job. Owner Crew stated learning more by listening and thanked everyone for the time.

- Lizzie Moulton – When called upon, Owner Moulton was not present in the Zoom call. Management noted that their spot will be held when they return to the Zoom call.
- Jennifer Edwards – Owner Edwards stated they have lived here about year and half and have not seen a lot of violations in their area. Owner mentioned that the visitor parking spots that run alongside of the street are clearly identifiable as guest parking, but the parking stalls that run parallel to the driveways are not. These parallel stalls can be better identified as guest parking spaces, which may reduce violations. Owner Edwards stated they would like to see more flexibility in how Owners and Residents can use the driveway in any way they see fit if it is cleared by the end of the day. Things look nice in the community and 99% of Owners take care of their stuff. Owner Edwards stated they would like to see more flexibility with regard to the parking rules.
- Jeannine Crew – Owner Crew mentioned their home is a second home, and they are there periodically, so following the parking rule is not difficult for them. Since they do not live there, they do not feel like they have the right to complain about other people's parking issues. Owner Crew did report that they sold a vehicle because it did not fit in the garage.
- Deandra Amaral – Owner Amaral stated that the CC&Rs was written a long time ago and people have larger cars and families than in the past. The way the parking rules in the CC&Rs are written now, people cannot have people over. Owner Amaral stated they do not understand why people cannot park in their driveway. The current rules allow people to park a vehicle in the driveway from 6:00 Am to midnight. Also, Owner Amaral inquired as to why parking a vehicle on the driveway during the evening until the morning would be detrimental to the look of community. If there is concern about theft related to parking a vehicle on the driveway overnight, then the Owner should park their car in the garage. The Association has a gate to prevent theft. Owner Amaral stated that the driveway is the Owner's property and the Owner should be able to park on it. Owner Amaral stated that the community will still look good if people park on the driveway, and also thinks a good solution is that Owners can park a vehicle on the driveway if the vehicle does not fit in the garage. Lastly, Owner Amaral stated that if an Owner needs to park a vehicle in Guest Parking, they must abide by the parking policy and the six-night rule.
- Jessica Bolton – Owner Bolton stated that as an Owner you should be able to park in your driveway during the day. The parking rules were created a while ago and there are reasonable changes that can be made.
- Cheryl Rutty – Owner Rutty reported sending in comments regarding the parking rules by email today. Owner Rutty mentioned she understands some of the concerns brought up by those present today, and stated that allowing individuals to park on the driveway all day and night will result in the community looking like a parking lot. Owner Rutty does not want any changes to the parking rules.
- Dave Bette – Owner Bette stated having lived in an Association in LA for 35 years and when moved up here only wanted to live in an Association. When looking for a home, Owner Bette stated having paid attention to communities that appeared to have messy parking.

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What attracted Owner Bette to this community was that it was very clean and attractive. Owner Bette stated having read the CC&Rs before buying and checked that his SUV fit in the garage before buying or he wasn't going to purchase the property. He mentioned that the matter of parking on the driveway during the day was brought in this meeting earlier he and noted that Owners are allowed to have car in driveway while working in the garage. Also, Owner Bette mentioned that he sees a neighbor that parks in driveway, goes inside, then comes back outside and leaves. He does not believe this is a violation of the parking rules. Owner Bette stated he does not want to change the parking rules.

- Amber Catabran – Resident Amber Catabran mentioned that she read the rules when they moved in and made sure to get a dog that is not over 35 pounds to comply with the Association's rules. Resident suggested that there may possibly be a misconception that changing parking rules will result in guest parking being overfilled and the community will look messy. Resident Catabran stated that cars parked on the driveway will not result in the community looking bad. Also, Resident stated that their garage is small, and even by removing the built storage in the garage, it is still too small to park their vehicles. Vehicles should be able to park on the driveway. There should be no vehicles with expired tags or cars on blocks allowed to park on the driveway.

IV. Adjournment

After all Owners were provided their 3-minute time frame to speak, the Open Forum ended at 7:05 PM.

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