

CAMINO VILLAGE HOA

Open Board Meeting Minutes – January 20, 2016

Location: Serritella's Restaurant, 6346 Fair Oaks Blvd., Carmichael, CA 95608

Gloria Weiss Yeater, President, called the meeting to order at 7:30pm, and quorum established.

Board Members in Attendance: Gloria Weiss Yeater, Dan Schiff, Larry Raskin, Anabel Lombardi

Others present: Sharon Canas, Mike Yeater, Fred and Amy Hao, Rosy Alereza, Jasmine Cusic, Mable Cusic, Anne DeStefano, Peter Chen and guest, Tracy Dennison, Andy Reid, May Reid, Max Reid, Gina Hofen, Doug Baty and Mike Murray of CID Consortium (our property management advisor).

The Open Meeting minutes of October 28, 2015 were approved.

Designation of Board Officers: Board unanimously approved maintaining the same positions as 2015

President:	Gloria Weiss Yeater	term ending Jan 2017
Vice President:	Larry Raskin	term ending Jan 2017
Secretary:	Sara Avila	term ending Jan 2018
Treasurer:	Daniel Schiff	term ending Jan 2018
Member at Large:	Anabel Lombardi	term ending Jan 2017

Financial Report: There are two properties with delinquencies. One is for approximately \$1000, and a second, for approximately \$500. Owner for the second property is working out details to correct the situation with the management company. Larry Raskin moved and Gloria Yeater seconded a motion to enact a lien on the property with the \$1000 delinquency #441656. Motion passed.

Committee Reports:

Parking: Generally has improved but a few tickets and fines being issued.

Landscaping: Birch trees up front were removed as dying and risk of falling limbs during winter storms. New Birch trees of a different variety will be planted this spring. During 2016 will consider replacing lawns at 4 or 5 properties with zero scape such as bark, shrubs, ground cover, etc.

Architecture: Board has approved painting of front doors at owner's expense choosing from 5 colors. In 2020 all houses will be painted and option to include a color on the front door will be offered and will be covered by the HOA painting contract. Owners who are interested in painting at this time must submit an architecture request form to the Board.

New Business:

1. Phone rate for the front gate is being raised and old plan no longer available from ATT. Now on a month-to-month rate for \$60 as opposed to \$37 a month under old plan. Board to explore other options and other carriers.
2. HOA annual budget for 2016 has reached the dollar threshold that requires an annual financial review per the State Code. Our management company will handle this and cost will be about \$1,300. Need to budget this in each future year's budget.
3. Streetlights will be upgraded this year replacing halogen with LED bulbs. All gate area, and signage lighting is also included. Recent bid was approximately \$7500. There will be a \$368 SMUD rebate. Larry Raskin moved and Anabel Lombardi seconded motion to use reserves to fund upgrading all streetlights and front podium lights using bid from Barnum & Celillo. Work to begin in 4 to 6 weeks.

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Date for next Board meeting was set for March 16, 2016, 6:30pm - location to be posted.

A Closed Executive Session to follow directly.

Open Meeting Adjourned: 8:00pm

Approved by: Gloria Weiss Yeater Date: 4/27/2016

Verified by: Sara Avila Date: 4/27/2016