

# CAMINO VILLAGE HOA

## Open Board Meeting Minutes – July 13, 2016

**Location:** 2404 Fallwater Lane, Carmichael, CA 95608

Gloria called the meeting to order at 6:30pm and a quorum was established.

**Board Members in Attendance:** Gloria Weiss Yeater, Dan Schiff, Larry Raskin, Anabel Lombardi and Sara Avila.

**Others present:** Anne DeStefano, Laura Summers, Kim Hanagan

The Open Meeting minutes of April 27, 2016 were approved.

**Old Business:** Gloria presented the lighting change and SMUD impact. The Association will receive a rebate for \$368.00. A monthly rate change on the streetlights will be from \$37.00 to less than \$10.00.

Gloria's board position expires in January and she will not run for a new term. As a practice run before then, Sara Avila will monitor and respond to emails for the Association in September.

### **New Business:**

1. Treasurer's Report: Account Balances:  
Operating expense: \$20,049  
Reserve: \$ 47,459  
Delinquent \$ 497 (2 Accounts)
2. Board postponed the lien to acct# 439173, as regular payments are being made and the amount is under \$300 at this time. If research proves that the property is in a process of foreclosure or auction, the lien will be processed. Moved by Gloria, seconded by Dan.
3. Legal Services Agreement: which firm to designate: Board decided to postpone this to the next HOA meeting. Moved by Larry and seconded by Anabel.
4. Landscape Committee: Anne DeStefano informed the Board that 6 properties were upgraded at a cost of about \$6,000. Our landscape renovation person is currently out on medical leave, but no new renovations are scheduled for the summer. Many properties are very sad looking even with increasing watering 1 extra day a week. There is still \$5,000 in the reserve for upgrading front lawn areas in the fall. We are \$800.00 over in the Landscape operating budget line item.
5. Gloria and Dan to move monies from to reserve to the operating account to cover the lighting and landscape upgrades that have been done to date. Approximately \$14,000.
6. Reserve Study- Gloria presented the Reserve Study Rev 2 from the Browning Group. No increase in dues is required to cover the reserve funding for 2017. Next year will have a full study and someone will need to be sure the major 2020 painting and trim wood repair is realistic. Approval of the reserve study for 2017 was moved by Sara Avila, seconded Anabel Lombardi.

Next Meeting Date: September 14, 2016 where to be determined. Meeting Adjourned at: 7:30P. M.

Approved by: Gloria Weiss Yeater Date: 10/19/16 Verified by: Sara Avila Date: 10/19/16