

# **CAMINO VILLAGE**

## **Open Board Meeting Minutes – October 22, 2014**

**Location:** 2333 Fallwater Lane, Carmichael, CA 95608

**Quorum:** Gloria Yeater, President called the meeting to order at 6:36pm. A quorum of 3 board members was established.

**Board Members Present:** Dan Schiff, Larry Raskin, Gloria Yeater

**Others Present:** Anne DeStefano, Laura Summers, Douglas Baty, Anabel Lombardi.

**Minutes:** Minutes from July 30, 2014 Board meeting were approved.

**Treasurer's Report:** \$93K was moved from reserves to operating account to pay for the recent street paving. Current reserve balance as of 9/1/2014 is \$30,243. Operating account balance is \$103,436. Delinquencies are about \$1470.

### **Committee Reports:**

**Landscape:** Monthly cost by Azevedo has increased by 10%. (First increase since 2006) Tree maintenance from Props remains same. Several possible improvement projects to be funded from Reserves. Will begin work on the following after the first of the year: Overwatering on street, replace lawns with ground cover, shrubs, pavers, and bark as is appropriate.

**Parking:** Laura to set next meeting. Have some old tickets to evaluate.

**Gate:** Doug will soon be released from his duties as gatekeeper. The responsibilities can be split into two separate areas: mechanical and software. Mike Yeater has volunteered to coordinate all gate mechanical and operations issues. Mike Murray of CID will take over control of updating the gate information (owner's name, phone numbers, etc.) and issue clickers, change access codes, etc. The fees will be a nominal addition to our current management cost. A motion for this change was approved. Doug will coordinate the transition.

### **Old Business:**

1. Motion was approved to appoint Anabel Lombardi to fill the vacancy of Gina who has resigned. Term expires at end of 2014.
2. Architectural approval was given to 2341, Doug Baty for fence and downspout.

### **New Business:**

1. Motion was approved to accept the most recent 2014 Reserve Study prepared by Browning and Associates. It includes a \$10.17 /month increase per lot in general reserve fees effective 1/1/15. Board rounded it to \$10. This is to replenish the reserves after the major paving expenses.
2. Motion was approved for the 2015 operating budget which reflects the \$10 per month/lot increase for general reserves. No increase needed for the operating budget. New reserve contribution is \$31,494 for 2015.

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3. Motion was approved to work with the County to have all garbage picked up only on the outside circle of Fallwater Lane to reduce the heavy truck wear on the newly paved street. Effective date yet to be established. Anne will draft a flyer to homeowners. Laura, Gloria and Anne and anyone else who wants to volunteer will paint house numbers on all of the garbage cans prior to start up.
4. Board did not approve a request by family of owner of 2241 who recently passed away to hold an estate sale.
5. At date was set for the next executive session for hearings to deal with CC&R violations: 11/17/14.
6. Three Board member terms are expiring this year: Gloria, Larry and Gina (currently filled by Anabel). All have agreed to run again for another term. Mike Murray will be sending out the annual notice and ballots in December.
7. Board approved a \$100 donation to CLAC (California Legislative Action Committee).
8. Annual meeting has been set for January 21, 2015. Election results will be announced.
9. No board meeting in December.

Meeting adjourned at 7:43 pm.

Approved, President: *Gloria Weiss Yeater* Date: 1/21/2015

Verified, Secretary : *Sara Avila* Date: 1/21/2015