

CAMINO VILLAGE

Open Board Meeting Minutes

March 6, 2013 Approved, June 5, 2013

Location: 2333 Fallwater Lane, Carmichael, CA

Board Members in attendance: Gloria Weiss Yeater, Gina Hofen, Cindy Kaiser, Dan Schiff and Larry Raskin.

Others present: Leah Cagle, Laura Summer and Doug Baty, Lien Pham, Leo Mannion.

Gloria called the meeting to order at 6:35pm.

Quorum was established.

Approval of minutes from October 24, 2012; Dan moved to approve, Larry seconded.

Landscape Report read by Laura Summer and authored by Anne DeStefano.

- 1) Committee will meet near end of March and decide on projects for this year
 - a. Props or Azevedo to do irrigation maintenance.
 - b. Develop a plan for redoing area between 2341 and 2345. Owner at 2341 has agreed to pay for part of the work.
 - c. Consider alternative plantings, etc for narrow strips along driveways.
 - d. Select color spot plants for spring
 - e. Spring clean up "to do's"
 - f. Other projects
- 2) Recently had sod installed at 2245 where lawn had died back due to lack of water last year. Bank reimbursed us for this cost.
- 3) Recently had sod installed to fill in color spot area at 2433.
- 4) Will need to evaluate the lantana plants later in the spring to see if they survived the hard freeze this winter,

Board suggested Clean up day to be Saturday, April 6th or 13th.

Cindy had a question re front of her property. Tree was taken out and no color spot put in.

HOA will pay for Chinese Fringe and narrow strip, but she'll have to pay for anything else.

Upcoming Landscape Committee meeting will decide these types of requests.

Treasurer's Report - Leah Cagle

Page 1: Bank Register since 1/1/2013.

Checking account is \$20,948 as of end of February. Reserve Account as of end of January was \$68,247. February should show the additional \$11,793 from the closing of the Vanguard account. Haney has not reconciled February yet and Leah will find out why.

Page 1-3: Copy of revenue and expenses - running total for the month and year-to-date.

Delinquency was discussed and it is relatively low. Total unpaid balance of dues is \$341 of which \$236 is less than 30 days. Liens are applied after 6-month delinquency.

On February 6, 2013 Gloria and Gina were added as signators on our account at US Bank. Leah (already on the account) did a name change to Leah Shepard. A check from the closed Vanguard

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account of \$11,793.63 was deposited into US Bank Reserve Account. It was clarified that Haney issues all checks, but the Board has to approve anything over \$500.

Discussion of reserve study postponed until next board meeting. A lot of time was spent on the reserve study last year, so there should not be many changes for this year. Major road repair was moved to 2014 in the last update. Board has to direct Haney specifically to move money monthly into the reserve from the operating account. Anne Destefano will provide the amount of reserve expenditures from 2012 that need to be moved from reserve into the operating account.

Parking Committee Report

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Gloria explained that parking is still a major issue and nightly monitoring is still required. A few years ago, the homeowners petitioned the HOA to enforce the CC&R's regarding parking and issues ticket accordingly. In 2012 a Parking Rule was adopted to clarify and simplify the process. Doug mentioned that this has been the best way to work out the parking problems. Warnings precede fines. There are usually several warnings before a hearing becomes necessary and fines are imposed.

Doug volunteered to do ticketing for the rest of March, Gina and Laura will be ticketing in April, alternating weeks. The parking committee meets regularly to determine disposition.

Gate Maintenance and Repair -- Doug Baty

Gates were refurbished in 2006. Parts are wearing out quickly at this point. The hydraulic arm on the exit gate gets at least 25% more use due to corner cutting by entrants. A new arm is approximately \$1,400 plus installation expense and we should plan for that in 2014 budget. Bott's Dots are reflective markers that are a potential solution to corner cutting which triggers the exit gate to open and wear it out more than the entrance gate. Doug can provide these at no charge.

Doug is working on mounting a 'no trespassing' sign on the front. It was suggested to possibly combine the 'no soliciting' and 'no trespassing' signs to replace the one sign already in place. Doug asked for a backup person for gate keeper and suggested Andy. Gloria will ask Andy Reid (not present) if he will be second man on the gate.

Other business

Anne DeStefano provided a helpful timeline of activities by month that requires board action throughout the year. Each board member was given a copy.

The date was set for the next regular Board Meeting on Wednesday, June 5th, 6:30 at Gina's House. Suggestion was made that meetings be held on the first Wednesday of September and December.

Leah volunteered her husband to do the research for the pavement improvements in 2014.

Gloria moved to end the meeting, Gina seconded it. Meeting adjourned at 7:35 pm.