

CAMINO VILLAGE

Open Board Meeting Minutes – July 16, 2014

Location: 2333 Fallwater Lane, Carmichael 95608

Gloria Weiss Yeater called the meeting to order at 6:33 p.m. A quorum was established.

Board members in attendance: Gloria Weiss Yeater, Larry Raskin and Dan Schiff.

Other members present: Laura Summers, Mike Yeater, Anabel Lombardi, and Doug Baty
Also in attendance was Mark Edelman of Danmark LLC.

Approval of minutes of May14, 2014 meeting was moved by Gloria Weiss Yeater and seconded by Dan Schiff.

New Business – Paving Project

Mark Edelman, project manager, attended the meeting to present and discuss the Camino Village street paving project. He informed the board that there will be three bidders, but the original bids were for a petromat overlay. Mark informed us that based on core sample testing, an overlay is not possible due to the lack of asphalt depth. He presented the actual core samples ranging from a depth of 1.75 inches to not quite 3 inches. Four inches is normal for a roadway and is required for an overlay. The street has incurred excessive damage due to the heavy garbage trucks coming through weekly.

Sub-base testing was not done, but he felt the damage is primarily due to the thin asphalt rather than sub-base. Sub base testing would require larger dig-outs and best done by the contractor at the beginning the removal work. We will need a complete asphalt replacement and he is having the current bids re-worked. Mark said that if there are no sub-base problems, the cost to re-pave could be up to \$90,000 which is beyond the current reserve allotment. The concrete repair estimates are in line with budget. If we do have a sub-grade problem, it would require that a complete rebuild of the road structure, at an additional cost of \$100,000 at a minimum.

Gloria will check with the Browning Group regarding our reserve funds and possible solutions. We do not currently have the reserve to cover the project and a special assessment may be required of the homeowners. Gloria suggested that we wait and look at the final bids, check with Browning about our financial situation, and then make a decision at the next meeting on July 30.

Treasurer's Report - Dan Schiff

The Operating Budget balance is \$16,869

The Reserve balance is currently \$118,780

Other News

Doug and Wendy Baty will be moving from Camino Village. Doug is looking for a new gate-keeper to replace him, preferably two people: one to handle the mechanical and the other to handle the computer side. Hopefully an on-site replacement can be found.

Gloria moved to adjourn the meeting. Dan seconded. The meeting was adjourned at 7:34 p.m.

Next meeting: July 30, 6:30 p.m.

Approved: Gloria Yeater, President date: 7/30/2014

Verified: Sara Avila, Secretary date: 7/30/2014