

CAMINO VILLAGE
Open Board Meeting Minutes – September 4, 2013
Approved on: 10/16/2013

Location: 2310 Fallwater Lane, Carmichael CA

Gloria Weiss Yeater, President, called the meeting to order at **6:32 pm**

Board Members in attendance:

Gloria Yeater, Gina Hofen, Cindy Kaiser, Dan Schiff

Others present: Laura Summers, Andy Reid, Leah Shepard

Dan moved to approve minutes from 6/5/13 meeting, Gloria seconded. June Minutes approved.

Owners of 2349 have moved out and they have rented the property. Have no info on renters. Gina will contact Nina re rental agreement and info on the renters.

The new owner of 2319 has listed the newly remodeled house for sale. Asking price is yet unknown, but major improvements were made.

Treasurer's Report – Leah Shepard presented the Treasurer's Report. Details of bank register and Exp/Rev statements were given to board members.

Operating Fund	\$20,372.39
Replacement Funds:	\$95,6516.53
TOTAL CASH IN BANK	\$115,988.92

Unpaid balance of \$861.67 (3 delinquent owners/dues).

Paving Committee Report – Leah Shepard

Blackrock Paving says 1st estimate still good (\$60,000). Leah's husband questions bid because of measurement doubts. Thinks it's high. Current replacement cost according to the Reserve study by Browning is approximately \$50,000. Other vendors being considered are Norcal (suggested by CEO) and CPM (suggested by a homeowner who has used them for commercial work recently). Leah had one vendor coming the next day to walk the property and prepare a bid.

Parking Committee Report – Andy Reid

Andy, Laura, and Doug have been primary on the nightly evening patrol. Things have been getting better after a year of hard enforcement. Generally, most are complying and cooperating with permits and variance requests.

Parking Survey produced 9 out of 43 issued. Most find the rules favorable. Additional volunteers were recruited per the survey. Copy of the survey summary was presented and will be available upon request to any member.

Gloria and Andy solicited and interviewed parking enforcement vendors. Prices range from \$600 for nightly rounds to \$300 for twice a week random rounds. One company, PPE, included tracking, which would be helpful as that requires quite a bit of time daily.

Parking Committee Report continued

CAMINO VILLAGE
Open Board Meeting Minutes – September 4, 2013
Approved on: 10/16/2013

Discussion ensued regarding whether or not to hire an outside company. Dues per household would be \$7/month for the minimal service to \$14/month for nightly. We do not generate enough in fines to offset these expenses. Dues would need to be raised to cover the cost.

Parking committee decided that with the additional volunteers, they would be willing to continue enforcement patrols for another year or until they are no longer able to manage the patrol and tracking. Therefore, the board did not need to move to hire an outside company for parking control. Andy will continue to manage the enforcement patrol calendar. The attendees thanked the parking committee for their service and is grateful for their efforts.

Landscape Committee Report – Laura Summers

Draft of 2014 landscape budget was prepared by Anne DeStefano. The estimate is \$31,465 but may change after landscape committee meets later this month. Laura mentioned that a virus of the Impatien plants is most likely responsible for the lack of vigor in the color spots.

New Resident Welcome – Gina Hofen

Group discussed the importance of going over the main CC&R's , parking rules and signing the "I understand" form. Gina will put together a package with an introductory letter, copies of the pertinent rules, where to go for help, go over the web-site, and review how the pedestrian and main gates operate. Our tight budget limits spending, but a small plant in addition to the paperwork is OK. Gina will welcome the new resident at 2349.

2014 Budget – Gloria Yeater

CEO provided budget worksheets the same day as the meeting, so there was not time for detailed review. Gloria and Leah will meet to work on the budget after the landscape budget has been finalized. Budget must be formally approved by the board before the end of October.

Board meeting to approve the budget was set – **October 16, 2013** at 6:00 at Gloria's house, 2333.

2014 Elections

Short discussion about who may consider running for the 2 expiring terms. New owners willing to serve are being sought but Leah and Dan will consider it also. Gloria will ask Diana Rude to run the election process for us this year as she did last year.

Gloria moved to adjourn the meeting, Gina seconded.

Meeting adjourned. **7:53pm**