

CAMINO VILLAGE HOMEOWNERS ASSOCIATION

P.O. Box 1308 Roseville, CA 95678 (916) 786-6000, Ext 330

Board of Directors Open Meeting Minutes

I. Call to Order

The July 15, 2025, Open meeting of the Board of Directors was called to order at 6:00 PM by teleconference.

II. Roll Call

Appointment of Directors – Andy Reid has volunteered to serve and was appointed

Directors Present: Jeannine Crew - Treasurer
Dave Bette – President

Owners Present: 4 Gloria Ho
Anne DeStefano
Jennifer Edwards
Sara Avila

Management Present: Mike Murray, CMCA, of CiD Consortium, LLC (joined late)

- Possible Appointment of Director – It is noted that there are still openings on the Board of Directors. The term of office for director is two years. A member appointed can resign at any time.

III. Open Forum

Jennifer Edwards asked if there could be a Budget Savings Measures Committee. She suggested that a committee be formed to take a deep dive into expenses. Discussion centered on landscaping and the new front gate security camera. The camera was installed to determine who might be responsible for gate damage. In the past the unrecovered repair costs for gate damage have been substantial. Insurance rates and coverage have been compromised. The board agreed there should be more information provided to all homeowners so they have a chance to comment on fiscal matters.

IV. Approval of the Minutes

The January 8, 2025, Open Meeting was motioned, seconded, and approved by the Board.

V. Review of Financials

- Lien Approval Consideration – none
- Jeannine - Mentioned that the signature card update has been taken care of and Matt Depa and Jeannine Crew are the signature holders.

VI. Committee Reports

- Landscape Reports: Jennifer stated that it has been quiet. She stated she sent Azevedo an email requesting the clocks be checked and had not heard back from them. Anne stated some of the sprinkler systems are very old (8-10 years) and need to be replaced. Jennifer stated she would only be replacing the ones that do not work at this time to save money. Anne mentioned there is money in the reserves for this to be done.
- Architectural Report: None
- Parking Report: Andy stated it is not too bad, and most homeowners comply with the parking rules.
- Front Gate Report: Dave mentioned he contacted the Management Company to ensure that when a house is for sale the HOA Directors are contacted to have the gate opened and closed when there is an open house. He suggested a specific code for the realtor to use that would operate during selected hours for the Open House, then be non-operational. He also mentioned that there is a hinge problem with the gate that is going to be repaired.

VII. Manager's Report

Time Tracking Report – No report as Management was not available to discuss.

VIII. Unfinished Business

Camera System Update – Purchase and Installation of Security Camera -
Matt and Dave will be putting the camera up on July 16, 2025.

Street Repair and Resealing – Jeannine and Dave will be meeting July 18th with two paving, concrete companies to walk the street and ask for proposals.

Cement Repair of Bollard by Front Ext Gate, Painting of Bollards and Poles -
Dave and Jeannine will have this included when the curbs are painted.

IX. New Business

2026 Reserve Study: Browning Group – SB 900 requirement – Anne stated she will have an onsite inspection early January 2026. We need a component to take care of utility/infrastructure repair and replacement. Add discussion of the Reserve Study to the next meeting Agenda

Addressing Tree Root Intrusion in Owner Sewer Lines – Gloria has been paying for this, and the problem seems to happen every two years. There was discussion about when is it the homeowner’s responsibility vs HOA responsibility to pay for these services. There is a suggestion to hire an Attorney to assist with this and come to a determination. There was discussion to contact another plumbing company or the one that did the scope of the line in 2017 to see what was determined then.

Addressing Water Line/Valve Repairs at Owner Lines – This involved Jim and Andy’s homes. There must be a decision on who’s responsible for these problems, the homeowners or the HOA.

2025 Budget Review – was not discussed.

Open House Gate Hours – Dave already discussed above.

Board Member Recruitment – Was not discussed.

AB 130 Violation Fine Law – There was discussion to have a lawyer help the HOA define the law. Management provided a document to Board for their information.

- X. **Next Meeting** - The next Open Board Meeting is scheduled for September 3, 2025. This will begin the Budget Process for 2026.

- XI. **Executive Session** - Violation Enforcement
A determination letter will be sent to the Owner involved.

- XII. **Adjournment** – The Open Meeting was adjourned at 7:07 PM.