

CAMINO VILLAGE HOMEOWNERS ASSOCIATION

• PO Box 1308 • ROSEVILLE, CA 95678 • (916) 786-6000, EXT. 330 •

Board of Directors Open Meeting Minutes

JANUARY 8, 2025 @ 5:30 PM BY ZOOM TELECONFERENCE MEETING

By Zoom Video

<https://us06web.zoom.us/j/88684784854?pwd=ZKZ1qQorojOT8n4eVPBVgXBxl0ZapU.1>

Meeting ID: 886 8478 4854; Passcode: 191853

Or Join by Phone

1-669-444-9171; Meeting ID: 886 8478 4854; Passcode: 191853

I. Call to Order

The January 8, 2025, Open meeting of the Board of Directors was called to order at 5:35 PM by teleconference.

II. Roll Call

Directors Present:

Jeannine Crew – Treasurer

Jessica Bolton – Secretary

Matt Depa – Member at Large

Owners Present:

7 (Andy Reid, Jasmine Cusic, Anne DeStafano, Mohammed Valikhan, Dan Schiff, Sarah Avila, Laura Press)

Management Present:

Michael Murray, CMCA, of CiD Consortium, LLC

- Possible Appointment of Director – Management noted that there are open seats on the Board, due to Directors David Bette and Cheryl Ruty recent resignation. The Board instructed management to send out a Board Vacancy notice to the Owners.

III. Open Forum

- Sarah Avila – Asked what would happen if we didn't have enough people on the Board? Michael responded that he would ask Jessica and Matt to stay until we have interest. Next steps are to go to an attorney, and or judge to appoint members? It's a process we hope to not have to go down.
- Anne DeStefano – Can a member be appointed to the Board for just one year? Management reported that the seat is two year terms, so a member appointed can resign at any time.

IV. Approval of Minutes

The September 17, 2024, Open and Executive Session & November 14, 2024, Open meeting minutes were motioned, seconded, and approved by the Board.

V. Review of Financials

- Lien Approval Consideration – none
- Signature Card Update and/or Bank Change Update – Due to Director Cheryl Ruty recent resignation, Directors Jeannine Crew and Matt Depa will go with Dan Schiff to

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be added to card and have previous Directors Larry Raskin, Gloria Yeater, and Dan Schiff removed. Once new Board members are appointed, they can be added to the signature card.

- FinCen Registration Update – Management reported on the status of the case brought on the constitutionality of the registration requirement. Currently the preliminary injunction on the registration requirement as of January 1, 2025, is in place, and the HOA industry advice is to still have Directors comply with the registration.

VI. Committee Reports

- Landscape – Report: Jennifer will be following up on tree work email request.
- Architectural – Report: None
- Parking – Report: Andy said it's been generally good, not 100% compliance. Michael will check on status of ticket fine from November.

VII. Manager's Report

The Board and manager discussed the work performed by the vendor that caused the damage and his assistants on the damaged parcel box. The Board concluded that they will inspect the parcel box tomorrow and if the work performed was unsatisfactory management shall send a letter to the owner of the company instructing him to make a claim on his auto insurance to have box replaced. Also, the Board discussed the recent transmission fluid leak from the trash collection truck. The Board agreed that management can send a vendor out to look at the new transmission fluid spill and see if there is anything we can do to fix this.

- Time Tracking Report – The Board acknowledged receipt of the November and December 2024 time tracking reports.
- Projects Update – Board needs to decide what projects from the Browning Reserve Group study need to be completed this year and/or which to push out to another time. Of the various items identified on the list provided by Owner Anne DeStefano, items 1 and 2 Director Jeannine Care will take care of; item 3 can be removed; items 4, 5, 6, and 8 will be looked at by asphalt/concrete company; regarding item 7 a Board member will inspect to see if these need repair. Item 7 can be added to the next meeting agenda. Item 9, regarding the vehicle gate not closing after people enter sometimes, Michael will contact the gate vendor to come out and assess it.

VIII. Unfinished Business

- Parking Enforcement and Parking Patrol Service – There were no updates to provide. Will remove this item from Unfinished Business until updated information is available.

IX. New Business

- 2441 Sewer Main Line Repair Proposals – After consideration, the Board motioned, seconded, and approved to move forward with the Armstrong Plumbing bid.

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- Security Camera Committee and Appointment of Members – Director Matt Depa and Owner Anne DeStefano will be on committee and add camera committee to Board member reports moving forward.
- Inspector of Elections Appointment – Owner Sarah Avila agreed to serve as the Inspector of Elections, motioned, seconded, and approved by Board.
- Projects Update – Discussed earlier during the meeting.

X. Next Meeting

The Annual Meeting, Election, and Open meeting is scheduled for March 12, 2025, at 6:00 PM by teleconference.

XI. Executive Session – none

XII. Adjournment

The Open Meeting was adjourned at 7:33 PM.

Respectfully submitted by Jessica Bolton, Camino Village HOA Secretary

ATTEST:

Jeannine Crew, Treasurer

DATE: _____

Secretary Certification

I, Jessica Bolton, Secretary of the Camino Village Homeowners Association do hereby certify that the foregoing is a true and correct copy of the minutes of the Camino Village Homeowners Association Board of Directors meeting held on January 8, 2025, as approved by the Board members in attendance of the meeting.

Jessica Bolton

Jessica Bolton, Secretary

DATE: 1/14/25