

CAMINO VILLAGE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
Wednesday, June 2nd, 2021

Location: Held via teleconference (due to coronavirus shelter-in-place restrictions).

Call to Order: The board meeting was called to order at 6:04 PM. A quorum was established.

Board Members in Attendance: J. Cusic, A. Reid, L. Russell, C. Ruty

Others Present: R. Alereza, D. Bette, S. Brosbe, M. Depa, A. DeStefano, G. Ho, L. Summers, J. Wright

Approval of Board Meeting Minutes: C. Ruty made a motion to approve the April 15th, 2021, Extended Annual Board Meeting Minutes. L. Russell seconded the motion with agreement that a correction be made to add McCall's last name as a board candidate.

Treasurer's Report: The board secretary provided the April 2021 operating and reserve account fund balances, which were \$9,887 for the operating fund account and \$ 83,614 for the reserve fund account.

President's Report: none

Landscape Committee Report: A. Destefano provided an update on landscaping. She reported that Props did not do an adequate job at the residence at 2422. A. Destefano also provided an update on L. McKnight painting the fire hydrants and utility boxes in the community. Utility boxes will be painted black (for \$580), which will be a reserve item, and the fire hydrants will be painted red, also a reserve item. L. Russell made a motion and J. Cusic seconded the motion to approve the work and the cost of the work by L. McKnight.

A. Destefano also mentioned the current condition of the curbs painted in 2020, which are now fading and peeling. L. Russell agreed to call Norcal asphalt to see about re-doing the work. A. Reid agreed to send a copy of contract to L. Russell.

S. Brosbe provided an update on signage letting homeowners know that additional signs for parking and cleaning up after pets are still available. The board determined that the signs could be obtained by contacting a board member and also by placing the information on the HOA website.

A. Destefano provided an update on the reserve study. This year's reserve study is a minor update compared to last year's more comprehensive version. The reserve study has funding of approximately \$10k set aside for landscaping and tree maintenance. There is no consensus yet on how much to spend in future years so will leave it the way it is and leave the signage amount as is also. Regarding mailbox clusters, the HOA does not know who the current mail carrier is. Approximately \$8k has been set aside in reserves for the mailboxes so will leave as is in the Miscellaneous category. There is \$1,148 for lighting at the entrance and front gate. A. Destefano asked if we need to add more lighting? The board agreed to find volunteers to research what kind of lighting we need. D. Bette remarked that an electrician needs to add an adequate power source. As for what is scheduled in the reserve study for next year, there is only \$3.5k for

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landscaping, and it needs to be increased by \$1k. The fence next to 2441 has an invasive vine growing on it. The previous board had agreed to wait 5 years to replace it, which would be now. A. Destefano recommends moving the replacement to 2024. The Browning study assumes the property owner next door would pay 50%. The cost for this year's reserve study is \$300. A motion was made by C. Ruddy and seconded by L. Russell to approve work on the reserve study. L. Russell volunteered to look for volunteers to work on reserve study in the future.

Architecture Committee Report: A. Reid inquired about a curb ramp request from January or February and was informed that the request was declined, and a response had been sent to the homeowner.

Gates & Cameras: D. Bette provided an update on the status of the camera at the front gate. He informed the board that the camera was running out of power and needed a socket for electricity. D. Bette also informed the board on the status of the gate codes, stating that codes need to be changed immediately after a resident moves and it can take several days to make the change. He recommended a single entrance code for all which would be changed once or twice a year. The board agreed to revisit the topic since residents have always had individual codes.

Parking Committee Report: A. Reid provided a brief update on the status of parking within the neighborhood stating that it was mostly under control, although a few tickets and reminders had been issued. A. Reid also introduced homeowner J. Wright who had volunteered to patrol the neighborhood at night and check for parking compliance and would provide reminders or issue tickets depending on the circumstance.

Board Report: A. Reid provided an update on the March homeowner letter approved by the board to send to homeowners. A. Reid offered to contact M. Murray regarding status of the letter.

New Business:

2021 Projects: The board discussed upcoming projects for the year. J. Cusic and S. Avila volunteered to work on the new mailbox cluster project.

HOA Communications: The board discussed board communications, what was appropriate for email, and what was needed to be sent by hard copy through U.S.P.S. A. Reid agreed to contact M. Murray for further guidance.

CC&R Compliance: The board discussed use of streets and mentioned that compliance had been better recently since installing the new *use of streets* sign at the front near the entrance. The board also discussed the issue of dog barking in the community. The board mentioned there are city rules and county ordinances that deal with such issues, and it might be worthwhile to expedite action on the issue and obtain a legal opinion on the matter. The board agreed to hold an executive session to act on the matter.

Next Board Meeting: Open meeting, Wednesday, August 4th, 2021, at 6 PM.

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Selection of Officers: The board met to determine board officers for the current year. J. Cusic agreed to remain vice president, A. Reid agreed to continue as secretary, L. Russell agreed to serve as treasurer and C. Ruty agreed to be member at large.

Adjourn: J. Cusic made a motion and L. Russell seconded to adjourn the meeting at 8:11 PM.

Approved by: *Jasmine Cusic*

Date: 8/4/21

Verified by: *Andy Reid*

Date: 8/4/21