

CAMINO VILLAGE HOA

Open Board Meeting Minutes – June 17, 2015

Location: 2333 Fallwater Lane, Carmichael, CA 95608

Quorum: Gloria Weiss Yeater called the meeting to order at 6:31pm. A quorum of four board members was established.

Board Members in Attendance: Gloria Weiss Yeater, Dan Schiff, Sara Avila, Anabel Lombardi

Others present: Tracy Dennison, Gina Hofen, Laura Summers

Minutes: Minutes of January 21, 2015 Open Board meeting were approved.

Open Forum: None

Treasurer's Report:

There is \$38,421 in the Reserve Fund, \$25,635 in Operating Fund, and \$1,085 delinquent. Delinquents are decreasing.

Old Business:

Smud and AT&T repaired and repainted their utility boxes throughout the complex. Cable boxes and mailboxes still need to be repainted along with curbs. This will be postponed until asphalt work is completed.

Landscaping Committee Report:

Carmichael Water District came out on several days for a “water audit” and gave their assessment of our sprinkler systems. Many pop ups are watering the cement and asphalt resulting in wasted water. They suggested using rotating nozzle sprinklers instead of the sprayers. CWD may possibly give us some new nozzles but not enough for the whole complex. The committee solicited bids from reliable landscaping contractors that can update our irrigation systems. These bids were reviewed and discussed. One bid suggested using Netafim drip irrigation lines for shrubs and trees.

Trees are being removed from either side of front gate due to extensive root invasion and a no sod will be replaced until the drought is over. A trial of Netafim drip lines will be used on these two properties as a possible solution to shrub bed and tree watering throughout the complex. Established Netafim installations will be researched by the board and landscape committee. It was moved by Sara Avila and seconded by Dan Schiff, to approve proceeding with sprinkler modifications to be in compliance with Carmichael Water district within the budget allotted in the reserve study. Properties that need complete renovation will be postponed until the next open board meeting.

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New Business:

1. Bids for the Asphalt Sealing Project were discussed and reviewed. The work will be done in one day, in late July to mid-August. The board agreed to go with JB Bostick Co. for \$3,195. This was moved by Gloria Weiss Yeater and seconded by Anabel Lombardi.
2. Possible painting of front doors in an accent color was requested by an owner. Discussion was favorable for consideration at the next painting cycle in 2020. In the meantime, homeowners could request by Architectural Review Submission form, to repaint their doors in an accent color. Form is available on website.
3. Gloria initiated the annual reserve study with Browning Group and will work with Dan Schiff to complete the planned expenditures portion for the remainder of 2015.
4. Newsletter will go out as soon as a date for the asphalt sealing is established. Anne DeStefano submitted an article on the landscape situation and drought measures. There will also be a parking and garage use reminder.

Next Meeting: The next Open Board of Directors meeting will be **September 16, 2015** location to be announced later.

Meeting Adjourned: 7:43 PM

Approved by *Gloria Weiss Yeater* Date: 9/16/2015

Verified by *Sara Avila* Date: 9/16/2015