

**CAMINO VILLAGE**  
**Open Board Meeting Minutes – October 16, 2013**  
Approved on: 12/04/2013

Location: 2333 Fallwater Lane, Carmichael CA

Gloria Weiss Yeater, President, called the meeting to order at **6:07 p.m.**

Board Members in attendance:

Gloria Weiss Yeater, Larry Raskin, Dan Schiff: a quorum was established

Others present: Laura Summers, Leah Shepard, Anne DeStefano, Doug Baty

Dan moved to approve minutes from 9/4/13 meeting, Gloria seconded. The September Minutes were approved.

**Old Business:**

**Signs**

Gloria asked Doug about the status of posting the **No Parking/Fire Lane** sign and the **No Trespassing** signs. Doug showed us the solidly framed **No Trespassing** sign and agreed to have all signs installed no later than December 4, and possibly by Thanksgiving.

**New Business:**

**Budget Approval**

Gloria presented the tentative budget from Haney Inc. for review. The current Reserve study does not indicate a raise in 2014 but does indicate a raise in assessments for 2015 by about 2.5%. A major on-site reserve study will be done in 2014 and these numbers may change. Discussion followed about the need for an increase in assessments in the Operating Budget for 2014 due to increasing expenses and inflation costs. Anne DeStefano talked about changes being made in the landscape budget, citing switching vendors for chemical applications, and possible projects, such as repairing and replanting the narrow strips next to the parking pads. She said that an increase of \$1,000 in the landscape budget is necessary.

Discussion followed about the need for increasing the amount of money in the operating budget for management and legal services. It was agreed that an increase in the operating budget for 2014 of approximately \$7 per residence will be necessary to cover these and landscape increases. Gloria moved that we raise assessments up to \$7 per residence, effective January 1, 2014. Larry seconded the motion. The budget was approved.

**Website Advertising**

A homeowner and a pest control vendor had asked if the Camino Village website could be used for advertising and, if so, what the cost would be. This was discussed and it was decided not to consider advertising on our website at this time.

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**Other issues:**

Gloria asked if the cost of parking permit replacements should be increased by a certain amount each time a resident loses their permit. It was decided that the replacement costs should remain at \$10.00 each.

Gloria discussed the need to fill two board position openings for 2014. Sara Avila has decided to run and Dan Schiff indicated that he would be willing to run again. Diana Rude' will be back from vacation on October 30 and will be handling the election process then.

Larry asked about maintenance of the trees located in back yards. He is concerned about the rat population and need to remove branches overhanging the roof. The trees in the front yards will be pruned in November, and if residents would like to use Props service for their back yards, they can contract with them separately. Anne added that some residents are using traps which have proven to be somewhat effective in rat elimination.

Doug said that the exit gate has been very slow in opening and closing and it was determined that a tune up was needed. The repair person discovered a main seal bearing failure. This has been replaced and the gate is now operating smoothly. Major arm replacement is scheduled for next year.

Larry motioned to adjourn the meeting and Dan seconded the motion.

Meeting adjourned. **7:13 p.m.**