

CAMINO VILLAGE

Open Board Meeting – Minutes

June 5, 2013 – Approved September 4, 2013

Location: 2301 Fallwater Lane, Carmichael, CA
Gloria Weiss Yeater, President, called the meeting to order at 6:30pm.

Board Members in attendance:

Gloria Weiss Yeater, Gina Hofen, Cindy Kaiser, Larry Raskin

Quorum was established.

Others present: Leah Shepard, Doug Baty, Anne DeStefano, Andy Reid and Laura Summers.

Approval of minutes from March 6, 2013; Larry moved to approve, Gina seconded.

Camino Village Website presented by Gloria Weiss

Gloria brought up the idea of putting Board Meeting Minutes on the website. The board approved that minutes that have been approved as of June 2013 will be posted. The minutes will be cumulative rather than just the last two months.

Cindy moved to approve the website, Larry seconded.

Parking Committee Report – Andy Reid

Andy presented the ticket log year-to-date. Violations tend to be the same residents most of the time. For those people who do not pay fines, the charges are included through the real estate transaction when/if the property sells.

Draft of a parking policy survey is suggested to be sent around to owners to assess if the parking rules are working. The group made suggestions for the content of the actual questions. Gloria will refine and resubmit to the parking committee for review. It may be added to the website.

A discussion about parking enforcement indicated that current parking patrol volunteers are no longer willing to do the nightly duty on a permanent basis and a professional security company is probably the best solution. Current bids gathered vary from \$250 to \$500. Doug suggested hiring a company to regularly patrol on the weekends, but do random patrol during the week. The board decided that we should solicit solid bids to discuss at the next board meeting in September when budgeting for 2014 is the main topic. Unless we get several resident volunteers as a result of the parking survey, we may need to raise dues for this service.

Architectural Committee: Doug Baty agreed to be the "non" board member to serve on the committee per CEO's suggestion. There is also now an Architectural Change request form on the website to make it easier for people to submit requests properly. Dan Schiff remains the chair of the committee.

Reserve Study – Anne DeStefano

Anne initiated and reviewed the annual reserve study by the Browning Group. This year, the study was able to be done without an on-site visit. The entire study is 47 pages. Page 9 is the key to the study. The largest expense and drain on the reserve fund for 2014 is street repaving that is necessary for 2014. No increase in assessments based on the reserve study was recommended for

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2014. However, in 2015 a 2.3% increase is advised. We need to be aware that next year a full reserve study with a site visit will be required by Browning.

There may be an increase in monthly dues based on the operating budget, but that will be reviewed in September's meeting. A large increase in assessments suggested by Browning was avoided last year by a reduction in landscape costs.

Landscape Report

HOA funded part of the change to landscape at 2310. The sod was removed and Lantana and Asian Jasmine were planted in the narrow strip between the driveway and parking pad. If this experiment works out well, the landscape committee will consider gradually changing all these troublesome sod strips throughout the complex.

Treasurer's Report - Leah handed out the Treasurer's report

Bank Account Balances:

Operating Fund	\$19,810
Replacement (Reserve) Fund	<u>\$89,044</u>
Total Cash in Bank	\$108,854

Significant budget variances: \$613 surplus at this point year to date.

Status of Overdue Accounts: \$441.97 in unpaid dues/fines

Gina presented the idea of a Welcome Basket to new residents. Several members liked the idea very much. Some members objected to any expense not vital to maintenance of property. In discussion, the cost of \$50 was considered too much, \$25 more reasonable. It was suggested that this be tabled until the budget meeting in September. Gina and Cindy volunteered to present ideas and costs at that time. The demise of the annual fall picnic was discussed and determined that lack of attendance and funds were the main reason it hasn't continued.

Other items:

Gloria asked Doug about the No Parking/Fire lane sign outside the back gate being missing. Doug will check into whose responsibility it is – Fire Dept or the HOA by the end of the month.

Gloria asked if someone could attend the Rule Making Class luncheon offered by CAI on June 20. Larry volunteered to attend if scheduling permits. Gina can go if Larry cannot.

Leah talked about past estimates for repaving and will check with Dan (who was not present). Leah's husband knows contractors that may be willing to bid the job.

The date of next regular Board Meeting is Wednesday, September 4th, 6:30 at 2310, Cindy Kaiser's house.

Meeting adjourned at 8:05 pm.