

**HACIENDA CARMEL COMMUNITY ASSOCIATION**  
**MINUTES OF THE REGULAR MEETING OF THE**  
**BOARD OF DIRECTORS**  
**Thursday, April 22, 2021**  
**Casa Fiesta**

**PRESENT:**

Mr. Rex Young, President & Director  
Ms. Linda Mullally, Vice President & Director  
Mr. Art Sutton, Treasurer & Director  
Ms. Fran Baca, Director  
Mr. David Delwiche, Director  
Ms. Judi Lehman, Director  
Ms. Connie Winners, Director  
Mr. Sam Womer, Director  
Mr. Robert Hedberg, General Manager  
Ms. Jeanne Mileti, Recording Secretary

35 members attended the open meeting in Casa Fiesta.

1. **CALL TO ORDER:** Following comments from one member regarding agenda items, the open meeting was called to order at 10:12 a.m. by Rex Young, President.
  
2. **APPROVAL OF MINUTES:** Ms. Winners made a motion to approve minutes of the March 25, 2021 Regular Board Meeting. Ms. Baca seconded the motion with the following correction: On page 6, under “Handout on Flushing Wipes,” in the third sentence, the word “conscience” should be “conscious.” Mr. Sutton wanted a correction on page 1, last line, to strike that a director abstained, as they can’t abstain unless they are at the meeting. [Linda Mullally abstained to approval of the minutes of the March 11<sup>th</sup> open meeting, as she was not in attendance at the March 11<sup>th</sup> open meeting.] Mr. Sutton made a correction to page 5, third paragraph. The second sentence should reflect the number \$117,000. Ms. Mullally added to her comment on page 11 “We should not be so focused upon what money he makes through running the restaurant, because it really is none of our business” – as long as he fulfills his contractual obligation to Hacienda Carmel. Ms. Winners amended her motion to include all corrections. Ms. Baca seconded the motion which carried unanimously.
  
3. **PRESIDENT’S REPORT** The Board met in Executive Session at 8:30 a.m. Mr. Young reported that in executive session the Board discussed contracts, delinquencies, legal, etc. As usual, there is not a lot to share from these discussions.

This month we have received eight letters from members addressed to the Board of Directors. Regarding letters to the Board, the bulletin board in the paperback room is for official business only and the business office is responsible for posting and removing those items. Please do not post anything without approval. Since we began posting letters to the Board, Mr. Young noted that he has personally removed four letters that were placed there without approval. Two of them this month. One was written by

**PRESIDENT’S REPORT**, continued

Alexandra James and the other was from “ACT Now!” All new letters to the Board are always posted following each month’s Board meeting and will be removed when the agenda is posted for the next month’s Board meeting.

Regarding this month’s eight letters: There are three from Alexandra James, and one each from Jacqueline Williams, Ed Lange, Art Sutton, Gene Creecy, and Joanne Boehmer. There was also one letter from management sent to a resident regarding a rule violation. And Mr. Young personally received an unsigned one – it’s a drawing of Uncle Sam with a note that says, “*What is it you do not understand about your fiscal responsibility to we Hacienda homeowners?*” Mr. Young noted he does not normally respond to unsigned letters, however, in this case he feels he must respond: “It would be irresponsible for me NOT to plan for this Association’s projected expenses.”

Mr. Young addressed the letters received: Letter 1 from Alexandra James – Concern: Does the General Manager have an allowance and/or an expense account funded by a credit card? Response: Let me be clear, the General Manager has no allowance for personal expenses. There is a company credit card that is used by our van driver, the grounds and maintenance departments, and the business office personnel. It is used at businesses where we do not have an established charge account (like the dump, gas stations, or businesses where we have infrequent interactions.)

Letter 2 from Jacqueline Williams – Concern: Increased expenses. She indicated that our cost increases had predictable indicators and questioned our future plans to economize. Response: We are certainly aware of our responsibility to manage expenses. Since Hacienda Carmel is not an income producing organization, expenses must be covered by members’ maintenance fees, including from your Board of Directors. We are a community of 300 units and our efforts must be for the benefit of both our residents and, of course, the Association. We have always been financially prudent regarding any and all of the expenses. Should anyone have ideas on ways to reduce expenses, please give us specifics. And when identifying the concern, please also include your recommendation for a solution as well. Providing detail is always appreciated.

Letter 3 from Ed Lange – Concern: He continues to receive correspondence from a “group of concerned residents” about the cost of living at Hacienda Carmel. He asks, “Who is this group?” Response: I believe you are referring to “ACT Now!” who recently distributed a letter discussing our increased maintenance fee and the upcoming Board of Directors’ election. It was unsigned and delivered door to door. It did have approval to be distributed, based on a California statute, and our approval process was followed. The process does not require providing a sample document. Its letterhead says, “ACT Now!” is a “growing group of concerned Hacienda Carmel residents who seek to cultivate Accountability, Compliance, and Transparency from our governing body”. I have received two other letters from “ACT Now!”, one dated May 26, 2020, signed by Alexandra James, and the other dated October 5, 2020, signed by Jackie Williams. In the interest of transparency, I would ask Ms. James and Ms. Williams if they would be willing to provide the Board a membership list?

**PRESIDENT’S REPORT, continued**

Letter 4 from Art Sutton – Concern: The underhanded campaign of anonymous letters that disparage the efforts of the Board of Directors to efficiently manage the business of the Association. Response: The previous response to Mr. Lange identifies “ACT Now!” and “ACT Now!” did distribute the anonymous letter perpetuating the cancer you described in your letter.

Letter 5 from Gene Creecy – Concern: Shock regarding the HOA increase. Suggests reducing the budget by removing the contingency and postponing all other beautification and other unnecessary expenses. Response: In March we held two open workshops and an open Board meeting to develop the budget, and, after four drafts, it was finalized and approved. Four members attended the first workshop held March 3<sup>rd</sup>, and eight members attended the second workshop held March 11<sup>th</sup>. There was ample opportunity to provide input prior to its approval either by correspondence or in person.

Letter 6 from Alexandra James – Concern : Objects to the Ground Rule regarding our Front Desk mailboxes being limited to stamped mail received from the post office as “censorship of we the people.” She would like to be able to send notes and cards to residents without going through the US Postal Service. Response: This Ground Rule restricting intra-association mailings has been in effect for over 15 years and was developed due to abuse by some members sending unsolicited correspondence to other members which they did not appreciate. There is an exception for official business to and from the Association.

Letter 7 from Joanne Boehmer – Concern: Receipt of an unsigned letter from “ACT Now!” taped at her doorstep, which harbors mistrust and spews misinformation. She would like to know if any of the Board candidates are part of the secret underground known as “ACT Now!” Response: We do not know the full membership of “ACT Now!” May be Ms. James or Ms. Williams will enlighten us with a membership list.

Letter 8 from Alexandra James – Concern : Requests that a Hacienda Carmel homeowner moderate the Candidate’s Forum and other Hacienda events, rather than the General Manager. Response: It is appropriate for the General Manager to moderate the Hacienda events.

Mr. Young added: I also personally received, from an unknown source (and I don’t believe it was sent to the Board), two versions of a letter entitled “FINAL ALERT,” I do not know to whom the letters were sent. They expounded on the last two HOA increases exclaiming this year’s reasons are “the same song and dance,” about rising insurance and cost of living increases which have been “totally predictable.” The letter even commented on not being sure of a rumored assessment at this time. (Which was not even being considered – definitely misinformation!) Both letters were signed by the same person. One on 3/29/21 and the other on 4/12/21. The one dated 3/29/21 even specified, via a handwritten note, which two candidates the recipient should vote for in the upcoming Board election.

**PRESIDENT’S REPORT**, continued

Mr. Young asked if any of the other Board members would like to weigh in on the letters. Mr. Womer noted that one of Alexandra James’ complaints about the moderation of the Candidate’s Forum was that, in a past year, the General Manager used one of her letters to initiate a question for the candidates, and she felt this was inappropriate. Mr. Womer asked, if the “T” in “ACT Now!” stands for transparency – and if you’re transparent – why would you be concerned about somebody reading your letter out loud? If transparency is important, can we see a list of names for people in the “ACT Now!” group? (Mr. Hedberg explained he never read her letter – there was a question posed by someone referencing one of her letters.)

Ms. Baca noted that one of the letters they received stated the increases in expense were predictable. They may or may not have been predictable, but either way it doesn’t mean we don’t have to meet those increases. We still have to pay for them. Tell us how we can do it differently. Another letter stated we should forego beautification projects and anything that’s unnecessary. When we talk about the maintenance that is done through the Reserve Fund, that has very little to do with the Operating budget. The 8.5% increase is for the Operating budget. Ms. Baca added that her service, as well as the service of every other Director here, is voluntary. We agreed to serve because we care. It is not us-versus-you; it is just us. Our fees went up by 8.5% as well.

Mr. Sutton referenced the letter he sent out earlier this month. He noted there is indication that there are some individuals within the organization that will “help you fill out your ballot.” Please, question the motive of anyone who calls or comes to your door and says, “Let me help you with your ballot.” This should be *your* decision of who will best serve the entire organization, not just the special interest of a few individuals.

Ms. Mullally noted there is an irrational contempt for management. It appears to be a trust issue that, perhaps, requires therapy. In any case, it’s polluting the well. When new members join this community and this small group endears themselves to the newcomer, and to the vulnerable in our community, for a personal agenda that does not serve the Association, it becomes a serious problem. It is so disheartening to see this happening and ramping up. She agrees with Mr. Sutton that you need to beware of someone approaching you with misinformation about what’s in the best interest of the community. The best interest of the community is our property values. It’s about maintenance and improvement of the community. Fortunately, the market is doing well, so investments have improved, however, personal budget considerations are just that – personal. We cannot hold an entire Association hostage for a few people. Board members have to consider the long-term health of the Association as a whole. Those people who will never understand the budget, or the hard decisions made by Board members on behalf of the Association as a whole, no matter how well it is explained to them, do not belong on your Board. Be thankful we have professional management that can curb the wrong turns that many Boards have taken and have deteriorated their Associations by bad judgement and bad decisions that were uninformed and uneducated. So, use your critical thinking when you are filling out your ballot.

**PRESIDENT’S REPORT**, continued

Ms. Winners feels “ACT Now!,” a small group of unknowns in our community, needs to take a pause from this constant letter writing, and its undermining of this beautiful community. It has to stop now. “ACT Now!” talks about transparency – so the members of the group should be transparent enough to let their names be known. She noted that one of the letters talked about “predictable indicators.” If you have a prediction, or know of an indicator, please let the Board know – in advance of the event or increase. So many times, the Board and management have talked about the Operating Fund and the Reserve Fund. The Board understands how it works. It is the responsibility of the Board to consider the property values of our members. During the budget workshops Ms. Winners talked about the drop in percentage funded in Reserves, and the need to build the fund back up. You cannot stop maintaining a property – as with any home you cannot stop doing necessary maintenance repairs and replacements, or the home falls into disrepair. Ms. Winners reiterated that it is time for the group to take a pause and enjoy all that we have here in this beautiful community.

Ms. Lehman feels the Board strayed from the topic and got into some judgmental conversations. So, she apologized that this has gone on so long. The point is we need to have communication and get the feelings and feedback. It’s good we have replies and answers to the questions that come up. Don’t be concerned with the negative or judgmental concerns that are being raised by letters coming in – if you have something to say, transparency is our goal, and we will try to answer those questions.

Mr. Delwiche feels the Board spent endless hours going over every aspect of the budget, and the bottom line is we need to pay enough as homeowners to keep this very beautiful property going. If we don’t, we are going to have problems with our property values. He feels everyone on the Board does their best to keep costs down, but in some cases, it is very hard to do that, as in the case of the insurance industry.

Mr. Young noted this was not a preplanned evolution, but an opportunity for Board members to speak as they feel. He had a few Directors ask if they could speak to the current atmosphere created by “Act Now!”, and that is why he opened the floor to them.

Mr. Young reminded everyone of the Candidate’s Forum tomorrow (Friday, April 23) at 2 p.m. in Casa Fiesta. Ballots for the election of Directors to the Board, as well as two propositions, will be distributed on April 30<sup>th</sup>. There will be a Town Hall meeting regarding the Governing Documents on May 1<sup>st</sup>, at 2 p.m. in Casa Fiesta. This information will be coming out in different forms as well, so all members are aware of the events.

At the last Board meeting Director Tom Marshall resigned. In his resignation letter, Mr. Marshall endorsed Mary Pat Adams as a replacement for his seat. The Board has been provided with a biography from Mary Pat Adams. Mr. Young asked if there were any other nominees from the Board. There were none. Ms. Mullally made a motion to appoint Mary Pat Adams to fill the vacancy left by Tom Marshall on the Board of Directors. Mr. Womer seconded the motion. Ms. Lehman thought there should be a policy regarding replacing Board members who have resigned. Mr. Young read Article 6.17 of the current Bylaws. **Filling Vacancies:** Any vacancy occurring on the Board of Directors, except a vacancy created by the removal of a director by the members, may be filled by approval of the Board of Directors, or by a vote of a majority of the directors

**PRESIDENT’S REPORT, continued**

then in office, at a meeting of the Board.” Ms. Baca addressed the suggestion that the replacement Director be drawn from the list of candidates: The Board has received a recommendation from a Director who has served the community well, including as President in the past. We received a biography from the recommended individual and will follow the policy regarding replacement. The fact that it is two months before the election is neither here nor there. Mr. Young called the question, and the motion to appoint Mary Pat Adams as Director passed with six Directors voting in favor, one opposed. Ms. Adams was welcomed and seated at the Director’s table.

Mr. Young announced he has a nomination for the Inspector of Elections, which is Joanne Boehmer, and asked if any Director had another nomination. There were no additional nominations. Linda Mullally made a motion to appoint Joanne Boehmer as Inspector of Elections. Ms. Lehman seconded the motion which carried unanimously.

**4. OCCUPANCY APPLICATIONS:** The General Manager recommended approval of the following applicants who meet the requirements for occupancy:

Laura Cooley	Authorized Occupant – Purchased #166
Bruce Britton	Authorized Occupant – Purchased #168
Frank & Rhonda Buscheuter	Authorized Occupants – Purchased #141
Linda & Robert Middleton	Authorized Occupants – Owners #146
Peter & Eleanor Robinson	Authorized Occupants – Purchased #279

The General Manager has spoken with all applicants and verified their qualifications for occupancy. Ms. Mullally made a motion to approve the applicants for occupancy. Ms. Lehman seconded the motion which carried unanimously.

**5. GENERAL MANAGER’S REPORT: Robert Hedberg, General Manager**

- **Sales/Rental Activity:** Mr. Hedberg reported that there are currently four units listed for sale, all of which are in contract, pending sale (and he anticipates that two of the units will close before the end of the fiscal year). Fiscal year-to-date (since May 1, 2020) there have been twenty-five sales. Of the twenty-five that have sold this year there was one studio; four one-bedroom, one-bath; three two-bedroom, one-bath; twelve two-bedroom, two-bath; and four king units.

The number of units rented remains at thirty-nine potential rentals out of a possible seventy-five. One of the current rentals is currently for sale so it appears we may be dropping back to thirty-eight.

•**Miscellaneous Projects:** Thinning of a huge cedar tree, adjacent to unit 273, has been completed. There is another in the same vicinity that will be done next. Mr. Hedberg noted he got a quote from a local tree company for the trimming of the second tree, which came in at \$2,000, illustrating how valuable the Association’s handling of these projects is, saving Hacienda Carmel thousands of dollars each year.

**GENERAL MANAGER’S REPORT, Miscellaneous Projects, continued**

The pump motor on Well #3, adjacent to Carport 3, has gone out and is currently being repaired. Fortunately, well repairs are included in the Reserve Study. Including labor, the repair will run about \$4,000. They will subsequently be doing work on Well #2, down at the west end, adjacent to the trash compactor. The control panel on that well needs to be refurbished, and there is a valve that needs to be replaced. That work is just over \$2,000 and will be done in the new fiscal year. Well repairs are calculated on an annual basis in the Reserve Fund, much like fence repairs or laundry machines, and the figure is approximately \$4,500 per year.

The General Manager has spoken with the paving contractor about the final seal that needs to be applied to areas that were replaced last year. The work is dependent upon ground temperature – a minimum of 60 degrees on the surface. Most likely the project will happen in June, as applying it under less-than-optimal conditions is a waste of money.

We have made some good progress on the new website and, hopefully, next month the General Manager will be able to report it is up and running. The new site should be much more user friendly for our residents.

- **Governing Documents:** There will be a Town Hall meeting on Saturday, May 1<sup>st</sup> at 2 p.m. to go over changes to the Governing Documents, and to answer questions and hear concerns from the membership. We had hoped to include a vote of the new documents on the same ballot as the candidates but, unfortunately, we will need to extend the election for the documents to comply with the California Civil Code. If there are any changes that are to be made as a result of the Town Hall Meeting, legal counsel will need to incorporate those changes and a final copy will need to be available to the membership for review. Most likely, this will extend the vote out to July, instead of June. Members of the Association will be receiving a notice prepared by legal counsel, on behalf of the Board of Directors, which will be an official requirement notice of the Town Hall Meeting, and notice that the draft is available for review by members through an electronic link hosted by Berding and Weil.
- **Annual Audit:** Board members received a copy of the annual Engagement Letter with Levy, Erlanger & Co. CPAs for the upcoming audit of the fiscal year ending April 30, 2021. The engagement would include audit of the financial records of the Association and preparation of the Corporate tax returns for the year 2020. The annual fee would be \$13,800 for the audit and \$595 for the tax preparation. Ms. Winners made a motion to approve the engagement of Levy, Erlanger & Co. as stated. Ms. Mullally seconded the motion which carried unanimously.
- **Other Matters:** We had an inspection yesterday from the Monterey County Environmental Health Department to review our pool operations, as is done periodically. Mr. Hedberg is happy to report we had a 100% passing score. He extended kudos to Daniel Rios who serves as our pool technician and maintains the pool on a daily basis.

Residents will soon be seeing a complete update on COVID-19 restrictions. There have been many changes to restrictions, although there are still some grey areas. The Dining Room has been able to go back to 50% capacity and, hopefully within the next month or

**GENERAL MANAGER’S REPORT, Other Matters, continued**

so will be able to open fully. In looking at what the state and county publish, keep in mind that it is tailored to public entities. As a private enterprise, we have a little more flexibility and will be able to do away with sign-ins for the fitness room, pool, etc. Three people at a time will be allowed in the Fitness Room. The pool hours and deck will be opened up. There will be six people allowed in the pool at a time, however, it is still open to residents and exercise only. You will be able to have small social gatherings in the West Room, etc. Unfortunately, masks are still required except when eating and drinking.

On a darker note, the General Manager presented an invoice that we received from Waste Management for \$1,012.38. It was generated due to fines for the overstuffing, or contamination of, the blue recycle bins. Waste Management has sent us warning letters over the last two months and will now charge us for every violation they find. Every blue bin has a detailed sticker on the lid which shows what can and cannot be placed into the bin. Unfortunately, people continue to put plastic bags, unclean containers, etc. into the bins and/or stuff them too full, and as a result we are now getting fined for all of the violations. The topic was addressed in Buildings and Grounds and we have had some concerned residents. Mr. Hedberg noted Ed Lange is going around every Thursday morning to make sure the lids are closed on all of the bins. (Many are stuffed too full even after the Grounds crew has checked them on Wednesday evening when they put the bins out.) There have been some horrendous reports of contamination. Just this morning they discovered bins with a bedding comforter stuffed in it, and Tupperware – most likely a cleanout. To resolve this, it will need to be a community-wide campaign.

Ms. Winners pointed out that the Waste Management invoice received was for a two-week period. If the Association receives such an invoice every two weeks, you can see what it will do to the Operating budget. She suggested if you are unsure of recycling the item, put it in the regular trash. The other Board members weighed in with the conclusion that the most obvious contamination of the recycle bins is the trash bags that contain the recycled materials. These bags must be emptied into the recycle bin and then the bag must be taken away and put into the trash.

Mr. Hedberg weighed in on the conversation held this morning regarding the correspondence, as he feels very strongly about some of the correspondence directed at the Board and Management. Although Board members cycle on and off the Board, staff members are still here. Many of our long-time residents know that this is just an ongoing barrage that has been happening for a very long time. The General Manager noted he will have been here ten years on July 1<sup>st</sup>, and the accusatory letters have been constant. The latest, from Alexandra James, attacking him about the credit card and the rumor there is a secret slush fund – that has been ongoing for several years now. Mr. Hedberg noted there are two company credit cards – one with his name on it and one with Jeanne Mileti’s name on it. A sample of his purchases on the credit card are: dog biscuits for the Front Desk (from Amazon), backflow prevention valves for Maintenance, the pool heater that went out (got it online and paid with the credit card), new clock for the pool deck, bookcases that were ordered for the Library, disposable bingo cards, two folding banquet tables, webcams for the business office to do Zoom meetings, the monthly Netflix account (that is currently suspended), LED lightbulbs, saw blades for the Termite Shop, etc. etc. Jeanne’s card is used by David weekly to go to the dump, to



**GENERAL MANAGER’S REPORT, Other matters, continued**

purchase diesel for the dump truck, it is used by Jean Paul to purchase parts needed for maintenance. There are no personal purchases on either card. The statements are reviewed monthly.

Mr. Hedberg explained that he is sick and tired of the personal attacks on him, and it will reach a point where there will be action taken. He appreciates that the Board is finally addressing this in a stronger fashion. Jeanne has been here three times as long, and both she and the General Manager are feeling the toll it is taking on them. Overall, it comes down to the actions of one person who is well known to the community. It is time for it to end.

Ms. Baca noted that the issue of harassment is a serious one. It needs to be a priority of the next Board to address the harassment issue and to come up with a written, enforceable policy. It is not just to protect management. It is to protect the Board and to protect members. A committee of the Board should start work on this immediately and get the policy put in place.

**6. TREASURER’S REPORT: Art Sutton, Treasurer**

- **Reserve Fund Expenditures:** Mr. Sutton reviewed the March Reserve expenses which included \$277.13 paid to Home Depot for Guest House upgrades; \$1,280.00 paid to A/R Gutters for gutter replacement on #66 through #69; \$754.91 paid to Ewing for sod, and Drought Resistant Nursery for plants for landscape replacement; and \$3,838.06 paid to In the Swim Pool Supplies for a replacement pool heater. Total expenses for March were \$6,150.10. Ms. Lehman made a motion to approve the March 2021 Reserve Fund expenditures in the amount of \$6,150.10. Ms. Mullally seconded the motion which carried unanimously.
- **Document Review:** The Treasurer reported that, as required by the Civil Code, he and the Board President reviewed the general ledger; payable and receivable ledgers; bank reconciliations for all seven accounts; and unopened bank statements for the month of March 2021. They found everything in good order. Ms. Mullally made a motion to ratify the inspection. Mr. Delwiche seconded the motion which carried unanimously.

**7. COMMITTEE REPORTS: The following committees had reports:**

- **Finance Committee:** Jackie Graham, Committee Chair, reported that the committee met on April 15<sup>th</sup>. They recommend approval of the financial statements for March 2021. Ms. Baca made a motion to approve the March 2021 statements, subject to audit. Ms. Mullally seconded the motion which carried with one Director abstaining.

The committee reviewed a proposal for contracted purchase of natural gas through Commercial Energy. Because oil production was cut, gas production was also down so the prices go up. The provider has given us two options; a fixed rate or a variable collared rate. The reason the collared rate makes sense this time is we don’t know where the price is going to end up, but we feel it is going to come down from the current level.

**COMMITTEE REPORTS, Finance, continued**

We have a range on the collared rate from 41.9 cents per therm to 61.9 cents per therm. We are currently at right around 50 cents per therm. Hacienda Carmel uses about 135,000 therms per year. If we accept the collared rate now, we have the option, at any point in time, to set it at a fixed rate. Ms. Winners made a motion to approve the renewal of the Commercial Energy contract for the new fiscal year at the stated collared rate. Ms. Mullally seconded the motion which carried unanimously.

The property liability quote for Hacienda Carmel was received just this morning. Ms. Graham explained that in the many revisions of the budget, one of the concerns was what this increase would be. We budgeted a 10% increase, hoping that would be enough. The increase came in at 15%. The policy went from \$191,272 to \$219,344 for the year. The question at hand is how to get it paid for. Normally we pay the premium all at once. (Financing the policy adds \$4,324 in interest charges.) We can afford now to put about \$50,000 from our Operating Fund towards the policy and can borrow the rest from the Reserve Fund, to be paid back within ten months, so as never to short the fund. Ms. Mullally made a motion to approve the property liability policy with the Multifamily Risk Management Group for a premium of \$219,344. Ms. Lehman seconded the motion. Mr. Sutton suggested the motion be restated to include the resolution to borrow from the Reserve Fund. Ms. Mullally restated her motion to include the resolution to borrow \$150,000 from the Reserve Fund. Ms. Lehman accepted the amendment and seconded the motion which carried unanimously.

Ms. Graham continued with a recommendation by committee to place a lien on a property that is 90-days past due, and to exercise the Association's authority to collect rents on that unit. The APN is 015-344-005. Linda Mullally made a motion to approve the potential collection action on APN 015-344-005, and the collection of rents on the unit, as stated in our CC&Rs. Connie Winners seconded the motion which carried unanimously

Ms. Graham reported that the Investment Committee met following the Finance Committee meeting. There is a CD maturing in the Reserve Fund on May 3<sup>rd</sup>. The recommendation was to not roll that over at this time, in anticipation of the amount to be borrowed from Reserves for the package insurance policy. Ms. Mullally made a motion to approve the Investment Committee's recommendation for the CD maturing May 3, 2021, to not roll the CD over but to retain the amount in cash. Judi Lehman seconded the motion which carried unanimously.

- **Buildings and Grounds:** Donna Bessant, Committee Chair, reported that the committee met on April 14<sup>th</sup>. There are no variances for the Board to consider this month, but the committee did approve three requests from members, all of which fell under the purview of the Architectural Rules. Unit 125 requested approval to remove the heating system and replace with four Envi heaters. Unit 168 requested approval to replace the existing windows and patio doors with dual pane; remove the pony wall and section between the kitchen and living room; and replace the existing front door. Unit 94 requested approval to install a new wooden shed in the patio area.

**COMMITTEE REPORTS, Buildings and Grounds, continued**

Under committee “Old Business” the committee discussed further the request to plant a flowering crabapple tree in memory of a departed resident. The committee ultimately approved having David Mora suggest a couple of areas where the tree can be planted and have the requesting party pick one of those areas.

The committee further discussed the West end RV Storage area. They now have draft #2 of the document, which will be presented to the Board in May.

Finally, the committee discussed the problem with the recycling bins, and the fines that are being generated because of misuse. Ms. Bessant noted there is a particular problem with residents not breaking down cardboard and, in many cases, not even putting the boxes into the bins. The committee discussed solutions, including personal contact. They talked about neighbors taking notice of how things are recycled in their immediate areas and reiterated that no plastic bags should be left in the recycle bins and that food containers need to be clean. Ms. Mullally suggested that a committee be formed on recycling, much as the committee on utilities conservation which worked very well. She suggested Ed Lange head such a committee.

Ms. Bessant invited anyone with a good suggestion regarding Buildings and Grounds, including the recycling issue, to put a note in her box, #214, or to call her (7714). Buildings and Grounds meetings are held the second Wednesday of every month.

- **Library/Book Shoppe:** Ms. Lehman reported that the Book Sale was very successful and thanked everyone for their support.
- **Garden Club:** Pat Ostrom reported that more residents are joining the Hacienda Garden Club. Currently we have 53 household memberships with a total of 62 members. 33 households have a garden box. Several new fruit trees have been added to the orchard, including a Washington Orange and a Eureka Lemon.

Since the March 27<sup>th</sup> quarterly meeting, we have been working with a new Hacienda Garden Club Council. The new Garden Club Council includes Diane Freier, Facilities and Equipment Maintenance; Michael Zarefky, Treasurer, Budget, Accounting, and Funds Disbursement; Mary Murray, Membership and Garden Boxes; John Hale, Fruit Tree and Berry Bush care in the Vegetable Garden and Orchard; and Pat Ostrom, Communication and Record Keeping.

All Hacienda residents are welcome to join the Hacienda Garden Club as well as stroll through the garden area and enjoy Jan’s Patio. We have recently resumed our late Sunday afternoon gatherings at Jan’s Patio and encourage all to attend (at 4 pm). Please contact the Garden Club Council if you have any questions.

- **Events & Entertainment:** Judi Lehman reported that Bingo is back and has been very well received. Also, this Sunday there will be an Activities outdoor event. This started with the Putt Putt event and has now morphed into a much larger event, with lots of games and hot dogs. The event will take place in the greens area, near the bocce ball court. (A conversation ensued regarding the forecast for Sunday, which predicts a 70% chance of rain. The E&E team will decide by Friday if the event is to be held.)

**COMMITTEE REPORTS, Events & Entertainment, continued**

Ms. Lehman reported that the Events and Entertainment team is recommending a multi-purpose concrete slab be constructed on the West End, however, she asked that the recommendation be withdrawn for now for further consideration by Events and Entertainment, as there have been many people who wanted more input into the planning of the slab. Several Board members weighed in on the proposed slab and it was determined that E&E should meet with representatives from both the Pickle Ball group and the Garden Club to talk about the proposal.

**8. COMMENT PERIOD FOR MEMBERS:**

- Linda Mullally, unit 13, suggested continuing the educational forums, on an array of topics, for new members. She also announced progress on the Palo Corona dog park – a map and information are in the kiosk at the park.
- Elizabeth Husby, unit 74, reported that she received a letter asking her to withdraw her name from the list of candidates.
- Joanne Boehmer, unit 54, expressed her heartfelt thanks to all who spent so many hours on the budget. She suggested removing the blue recycle cans for all but one day, and have a team standing by to counsel residents on the correct way to recycle.
- Jane Bowles, unit 260, welcomed Mary Pat Adams to the Board. She suggested the constant turnover of caregivers on the property may have something to add to the recycling problems. She is willing to serve on the committee.
- Joanne Sarrica, unit 74, put together the proposal for the west end slab. She asked the Board to consider moving the remainder of the money budgeted for E&E into an account marked for west end development.

A discussion ensued regarding the suggestion. Any designation of funds would be a Board action and it is not an agenda item this time.

- Ed Dickenson, unit 293, recognized Donna Bessant as an exemplary and valuable employee of MPUSD, when he too worked there. He thanked the Board for making Hacienda Carmel a beautiful place to live. And he felt bad about the harassment the General Manager has endured and asked those who have been vaccinated to give Robert a hug when they see him.

**COMMENT PERIOD FOR MEMBERS**, continued

- Margie Bennett, unit 227, suggested making the recycle bins specific to each individual item (cans, glass, cardboard) so it forces people to separate them.
  - Dale Agron, unit 297, thanked the wonderful Hacienda staff for their professionalism during a very difficult year. She also appreciates the Guest House and her family enjoys staying there.
9. **ADJOURNMENT**: The meeting was adjourned at 12:27 p.m. The next regular meeting of the Board will be held on Thursday, May 27<sup>th</sup>, at 10:00 a.m. The Board will meet at 8:30 a.m. in the Durr Room, prior to the open meeting in Casa Fiesta.