

HACIENDA CARMEL COMMUNITY ASSOCIATION
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS
Thursday, April 28, 2022
Casa Fiesta

PRESENT:

Mr. Art Sutton, President & Director
Ms. Fran Baca, Vice President & Director
Ms. Jackie Graham, Treasurer & Director
Mr. David Delwiche, Corporate Secretary & Director
Ms. Mary Pat Adams, Director
Ms. Donna Bessant, Director
Ms. Elizabeth Husby, Director
Mr. Bill Quinn, Director
Mr. Sam Womer, Director
Mr. Robert Hedberg, General Manager
Ms. Jeanne Mileti, Recording Secretary

Thirty members attended the open meeting in Casa Fiesta.

1. **CALL TO ORDER:** The open meeting was called to order at 10:08 a.m. by Art Sutton, President.
2. **REVISION OF AGENDA:** Ms. Baca made the following revisions to the agenda. Under Unfinished Business she added “Retention of Board Documents” as item (g). Ms. Adams added “Revised Tree Policy” under the Architectural Review Committee report. And under New Business she added “Suspend Planting Moratorium in front of Unit 261.”

3. **MEMBER COMMENTS ON AGENDA ITEMS:**

Mary Lou Donegan, unit 291, had questions about how the Solar financial information is disclosed in the Annual Disclosures.

Robin Conlow, unit 48, remembers when we tried alternate Board meeting times before and it didn't work for the membership.

4. **APPROVAL OF MINUTES:** The Board considered the minutes of the March 24, 2022, regular Board meeting. Ms. Adams made a motion to approve the minutes of the Board meeting of March 24th as submitted. Ms. Bessant seconded the motion which carried unanimously.
5. **PRESIDENT'S REPORT:** The Board met in Executive Session at 8:30 a.m. Mr. Sutton reported that the Board approved a new gas purchase agreement with Commercial Energy. The fixed rate for gas is going from 50.8 cents per therm at this time last year, to 87.5 cents per therm – an increase of 58% this year. Our usage is normally about 142,000 therms per year. We are asking all residents to please conserve when possible.

PRESIDENT’S REPORT, continued

The Board additionally discussed some minor housekeeping to the 401k plan and approved the flooring for Casa Fiesta. Hopefully, it can be installed by the end of May. There should be more information on the design of the Casa Central lobby in May, and we received the Polywood table and chairs for everyone to check out – it is in the outdoor dining area off of the Dining Room. Additionally, the Board was made aware of the status of discussions on the package insurance policy. The General Manager will cover it in his report.

Member comments from the last Board meeting included a comment from Jeanne Wooldridge about getting three bids for the lobby – that will be discussed further next month. Joan Murray suggested we re-cover the existing lobby furniture – once again, more next month on that project. Jane Bowles spoke about the funding for Bingo – that is still under discussion. Dale Agron thanked Donna Bessant for her mentorship as Board Liaison to the Library/Book Shoppe. And Elizabeth Tarozzi requested replanting in the area in front of her unit – more on that further on in the meeting.

Correspondence consisted of a letter from Alexandra James requesting that we reinstate the decoration and design committee – Mr. Sutton noted the Board passed a policy some time ago to hire a professional design consultant for such a project. A letter from Alexandra James brought the west end junk yard to the Board’s attention – Mr. Sutton explained that it is cleaned up once a month and taken to the dump. A letter from Alexandra James asks how much money is in the Reserve Fund and how much will be transferred in the new fiscal year – the office can give that information, or it is in the documentation on the Bulletin Board. A letter from Jane Bowles requested grab bars in the Guest House showers – Mr. Sutton noted those rooms that did not yet have the bars do now. Another letter from Alexandra James protested the increase in fees over the last three years – The Board is mandated by law to fund all items we can predict. And another letter from Alexandra James asked why the minutes reflected comments at the beginning of the meeting – Ms. Adams noted that under this Board they are included in the minutes.

A letter from Susan Reddington stated she read an article that cited Hacienda Carmel as a low fire risk – Hacienda Carmel is not a low-risk area, and this will be further discussed under the Fire Mitigation report. A letter from Mary Lou Donegan asked about the useful life of furniture in the Reserve fund – Mr. Sutton explained that the Reserve Study is for the new fiscal year. We were supposed to replace that furniture this year and it did not get done. A letter from Alexandra James talked about the removal of branches from a Camellia tree on property. She would like better cameras installed.

There was a letter from Maureen Sellars requesting that we have food trucks rotate through Hacienda Carmel on Mondays, when the Dining Room is closed. There was a letter from Elizabeth Tarozzi who requested that the area where the junipers were removed in front of her unit be replanted – Mr. Sutton noted it will be discussed later in the meeting. And the last letter is from Myrleen Fischer, reporting on the progress of juniper removal outside her unit.

6. **OCCUPANCY APPLICATIONS:** The General Manager presented the following applicants for occupancy:

Madeline Head & Claudio Souza	Authorized Occupants, Purchasing #216
Denise White	Authorized Occupant, Leasing #181
Myron Hunt	Authorized Occupant, Leasing #241

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

7. **GENERAL MANAGER'S REPORT:**

- **Sales & Rentals:** Mr. Hedberg announced that there are currently six units actively for sale and three of them are in contract, pending sale. The total number of sales year-to-date, since the beginning of the fiscal year May 1, 2021, is twenty-six sales.

The units rented at this time total forty, out of a potential seventy-five rental spaces.

- **Miscellaneous Projects:** The General Manager reported that, due to lower spring temperatures, the asphalt seal coating cannot be scheduled just yet. He will try to combine it with regularly scheduled work on the asphalt that will be done this year.

The vegetation removal continues with the crew removing more juniper, some with tree trunk sized roots, and vegetation around the standpipes for fire mitigation measures.

The shower stall and tile in the entryway in Guest House room 308 is nearly complete. The remaining grab bars have been installed in those rooms that didn't have them.

The Maintenance crew will start work on replacing the attic vent screens with screens of a finer mesh, designed to prevent the entry of floating embers in case of a fire.

The annual package insurance policy, which includes fire and liability insurance, is renewing on May 15th. We are optimistic, due to the measures we have taken and planned for fire mitigation, that we will have more than one option. Our broker informs us that the insurers will most likely wait until the last minute to give us a quote.

The ballots for the June election went out on Monday. Please call the business office if you have any questions about the ballots.

There was a presentation given at Hacienda Carmel by the Rancho Cañada Flood Plain Project that proved to be very informative. They will be working on the land just across the river (downstream) from us to remove a lot of earth and replant which will allow the river to run into that area in case of a high-water event. It is very beneficial to Hacienda Carmel to have this done, as it should allow another outlet for the water in the river. They will also establish an area there that can be used as staging for Cal Fire. Anyone who missed the presentation and would like more information can go online.

GENERAL MANAGER’S REPORT, continued

Next month the General Manager will be providing the Board with the items scheduled to be replaced in the new fiscal year. This will provide an outlook of the next twelve months.

The newest hire in the Grounds department took off and did not return, so we are currently looking for a replacement. Also, the massage therapist will turn her clients over to Christy Wolfe, a licensed massage therapist, who will provide massage under the same schedule. Finally on May 1st we mark the 10-year anniversary of Chef Bill’s arrival at Hacienda Carmel. It has been a great ten years and we feel the Dining Room staff is now the best ever.

8. FINANCIAL REPORT: Jackie Graham, Treasurer

Financial Statements: Ms. Graham reported that the Finance Committee met on April 21st and recommended approval of the March 2022 financial statements. Ms. Adams made a motion to approve the March 2022 financial statements. Mr. Quinn seconded the motion which carried unanimously.

- **Reserve Fund Expenditures:** Ms. Graham reviewed the Reserve Fund expenditures for the month of March 2022. We spent \$623.62, paid to MJ Murphy, for Exterior Building Surface Repair; \$1,408.00 paid to A&R Gutter for Gutter replacements on Carport 5; \$484.91 paid to Amazon for Pool Furniture Replacement; \$4,444.48 paid to Opus Management for upgrade of the Accounting Software; and \$495.65 paid to Built-in-Distributors for a Washer Replacement. Total expenditures for the month of March were \$7,456.66. Ms. Adams made a motion to approve the March 2022 Reserve Fund expenditures in the amount of \$7,456.66. Ms. Baca seconded the motion which carried unanimously.
- **Documents Review:** Deferred to May.
- **Investment Committee:** Ms. Graham reported that the committee met to discuss the CD that matures on May 11th. The \$100,000 will remain in the sweep account temporarily as the funds may be needed to be borrowed for the new insurance policy renewing May 15th.

9. COMMITTEE REPORTS: The following committees had reports:

- **Architectural Review:** Donna Bessant, Chair, reported: The Architectural Review Committee met on Wednesday, April 13th. There were two requests, both of which were approved by the committee. Unit 255 requested permission to replace the existing electrical panel and add two GFCI outlets in the bathroom; and to add a section of lattice to the patio gate. Unit 183 requested to replace the existing windows in the kitchen and two bathrooms with new dual-pane windows.

COMMITTEE REPORTS, Architectural Review, continued

The committee discussed the replacement of the pool furniture. Some members took field trips to look at pool furniture and we plan to begin discussion at the next meeting. Also discussed were the lobby design bids. The committee Chair has attempted to get additional designers to bid but none have done so beyond the one bid by Reate Design. The committee is compiling suggestions to give to the designer that ultimately does the project.

The committee researched recirculating pumps to provide hot water faster in the units. Unfortunately, the existing pipes at Hacienda Carmel do not accommodate such pumps. The recommendation from Architectural Review is not to install such pumps. There are individual units available that may solve the problem for those unit owners that wish to pursue it.

The committee continued with their discussion of parking concerns and discussed preparing a list of their concerns to present at the Parking Workshop. They also discussed outdoor lighting, consisting of patio and front door lights which can be intrusive. They will work towards drafting a policy regarding such.

The committee presented a draft of the tree removal part of the tree policy. The Board expressed concern that there were changes made to the first page of the old policy, but not the second page. Also, there is no mention of regulations regarding tree removal in Carmel Valley. Mr. Sutton suggested it could simply state, “we agree to abide by any existing laws.” Ms. Baca made a motion to table the tree removal policy until the May meeting. Ms. Husby seconded the motion which carried unanimously.

Ms. Bessant additionally mentioned that the Spanish/English signs for the laundry rooms and recycle areas have been ordered.

- **Fire-risk Assessment & Mitigation:** Mr. Quinn reported: “The Fire-risk Assessment & Mitigation Committee continues to pursue completion of the short-term task of identifying all existing “firebreaks” within the HCCA campus, together with an examination of how to strengthen and improve these firebreaks. This effort includes both developed firebreaks and improvement of two vehicular accessible ingress/egress routes. It also includes a site-specific comprehensive evacuation plan in the event of a wildland fire that further research indicates may involve the participation of and cooperation with the Monterey County Office of Emergency Services. In addition, the removal of vegetation touching or closely adjacent to all PG&E utility poles within HCCA transmitting electricity has been, with some exceptions, largely achieved by the HC grounds crew.

“With regard to determining if HCCA’s groundwater could be utilized to fight wildland fires via wellheads, based on valuable new information excellent progress has been and will continue to be made following a meeting arranged by the GM with a local company, California Fire Protection. That meeting with the company’s expert revealed that it would probably be feasible to retrofit the actual wellheads of the HCCA’s groundwater system to accept fire hoses, owing to the force of the draw of the fire engine pumps on the well’s pipes and casing. However, in lieu of that, the expert did suggest that the HCCA’s existing nine (9) standpipes that are all connected to the two wells and the groundwater they pump could be fitted with 1½-inch firehose fittings for wetting the

COMMITTEE REPORTS, Fire Risk Assessment & Mitigation continued

surrounding vegetation and related fire-suppression work, since the groundwater standpipe system has enough existing PSI (40) to send streams of water through 1½” hoses for some distance. With four (4) of these standpipes on the north berm next to the Carmel River, and one in the southwest corner of the campus, the ability of the HCCA to fight wildland fires threatening our property will significantly improve, once adapters and hoses for each standpipe are in place.”

Mr. Quinn added that we have received a bid from California Fire Protection to fit the standpipes with adapters. Each standpipe has two 2½ inch fittings, so only one of the fittings would have to be retrofitted. If our fire department wanted to use them, they would be available across the campus. The bid is somewhere in the range of \$14,000. It might be in the Association’s best interest for the Board to waive their three-bid policy for this particular project because there are not a lot of these types of companies around. This particular company is local and very knowledgeable about the process.

“On another front, I am very pleased to announce that since the last meeting of the Board of Directors, the HCCA was awarded its certification as a Firewise USA site, largely owing to the hard work and diligence of our fellow Committee member and Director Mary Pat Adams. We received an attractive certificate that will become a wall hanging somewhere conspicuous in Casa Central, together with some metal road signs that will be installed to convey our new fire-conscious status to motorists who enter our premises. Now, I would like to call on Director Adams to provide any further information for what this means now, and going forward, in terms of our obligation to maintain this coveted Firewise status.”

Mary Pat Adams reported on the FireWise Project: “Thank you Bill. We all were very excited when our application to become a FireWise USA site was approved, and it was really a team effort. This designation is both recognition of what we as a community have done over the past months, and what we plan to do in the next few years to learn about and address the risks of living where we do. And we join other communities throughout our area who are making similar efforts. Together, all the things we do will make a difference.

”The work of this Committee and our staff over the last months has allowed us to receive this designation, and there will be much work to do in the coming months and years as we work toward meeting our short and long-term goals.”

Continuing with the Chair’s report: “The Committee met on Wednesday, April 20, and in addition to our usual Committee members we had as an invitee to our meeting, Cheryl Einsele, our neighbor who is also a skilled grant writer and now under contract with HCCA to help us obtain grant funding for our wildfire mitigation objectives. Cheryl will be targeting funding sources offering grants to those eligible for wildfire mitigation and suppression projects, and our joint meeting with her was in regard to the information she needs regarding specific labor, materials, and equipment cost estimates for the mitigation measures the Board has identified, many of which relate to compliance with California state laws and regulations regarding wildfire safety. We also discussed specific strategies for access to local and State funding, a collaboration with the Monterey Fire Council and other community improvement organizations in order to increase our chances of obtaining funding.

COMMITTEE REPORTS, Fire Risk Assessment & Mitigation continued

“The Committee also had a full agenda following our joint meeting with Cheryl, including other needed fire-mitigation activities, some of which are in process. We discussed the status of our new Firewise USA certification status, and next steps. We were shown a new aluminum exterior building vent that has a fire-mitigation “ember catching” screen on it and were informed that replacement of the old metal vents with the new screened vents is now underway on our buildings via the labors of the Maintenance Crew. We also discussed specific needs for the evacuation plan in progress, and the fireproofing of the propane tank next to the berm. Finally, the Committee discussed the idea of having an expert provide a briefing for the Board on the advantages and disadvantages of pre-wildfire application of retardant gels or foams for our buildings prior to the advent of a wildland fire, since this method of fire mitigation is costly and of differing views regarding its effectiveness. The Committee then adjourned.”

Mr. Quinn responded to a request by the President to address an inquiry about our fire zone. There was a letter that was received that made reference to Hacienda Carmel being in a safe fire zone and, based on that, the committee’s efforts should be somewhat muted. Mr. Quinn explained that this is not accurate or true. If one looks online, one can find a variety of maps from a variety of sources. The maps show that the north side of Carmel Valley Road are an extreme fire danger area. Then, on the south side of the road it depends on what map you are looking at. However, it doesn’t matter what map you are looking at. The only map that matters is the insurance underwriter’s map, and we are now in an era of Global Warming where wildfires are getting bigger, stronger, more destructive, and hitting more places. The letter writer accuses the committee of caring more for our insurance risk than for the value of our property. This is simply not true – the committee considers both equally. However, if we can no longer afford to live here because our insurance premiums double and triple each year, we have to take action to mitigate our risk.

Dealing with wildfires these days is a little like playing Russian roulette. We have not been hit, but within the past three years there have been three wildfires within miles of our community. One day we may have to deal with a fire that hits our area. So the work of the committee is to look at both - our community and our insurability.

Ms. Adams addressed a letter regarding pruning and removal of plants at Hacienda Carmel.

“Horticulturists will tell you there are no good or bad plants. But they will also say there is a right place and probably a wrong place for almost every plant. Our goal as gardeners and landscape designers is to put the right plant in the right place.

“Regarding junipers, there is nothing intrinsically wrong with them. Junipers can be an effective part of a landscape. They’re generally fast growing, drought tolerant, and provide a variety of textures and colors. They do not, however, thrive when they must be sheared to keep their size in check. Shearing off parts of a juniper leads to dead undergrowth, and this can be a fire hazard. They need to be planted in places that will accommodate their mature size and growing conditions. So, the specific variety of juniper chosen is critical to a sustainable landscape. Plus, they don’t live forever and need to be removed when in decline.

COMMITTEE REPORTS, Fire Risk Assessment & Mitigation continued

“The other point to make in terms of fire mitigation is plant maintenance. The worst thing for fire danger is a half dead shrub with lots of brown undergrowth or a poorly maintained plant with years of accumulated dead leaves under the new growth. If a plant is in the right place, it shouldn’t need a lot of trimming and pruning, unless you’re growing fruit trees for production of fruit, in which case it needs a very specific annual pruning.

“If you read the Fire Mitigation Plan on the Hacienda Carmel website you will not see anything about removing all the junipers at HC. What it does say is that we will follow California law in trimming and removing vegetation growing where it should not to help mitigate the risk of fire in our community. We live here too, and our goal is to make these needed changes while we preserve the beauty of nature all around us.”

- **Policies & Procedures:** Elizabeth Husby, Chair, reported:

Ms. Husby reported that the committee prepared a proposed revision to the previously adopted Policy for Formation of Committees. Added to the paragraph on Ex officios is the following: “Ex officio members of committee shall not have the right to vote therein except to break a tie, but they shall be entitled to a voice in the respective committees’ deliberations.” Ms. Husby made a motion to approve the revision to the Policy for Formation of Committees. Ms. Baca seconded the motion which carried unanimously.

Two new procedure drafts were also completed by the committee: The first is a procedure for the appointment of the Finance Committee. The draft is attached to these minutes as Appendix I. Ms. Bessant made a motion to approve the procedure on appointment of the Finance Committee. Mr. Quinn seconded the motion which carried unanimously.

The second draft is a procedure on appointment of the Events and Entertainment Committee. The procedure is attached to these minutes as Appendix II. Ms. Bessant made a motion to approve the procedure on appointment of the Events and Entertainment Committee. Ms. Husby seconded the motion which carried unanimously.

- **Employee Benefits & Handbook:** Fran Baca reported that the committee has met once on the new Employee Handbook and will require at least three more meetings to complete it. Their next meeting will be held on May 12th. They do not anticipate completion of the handbook until August or September.

Ms. Baca read the section from the existing handbook regarding employee interaction with members. She disagrees She disagrees with the way employees are required to address members and residents by their last names and feels residents should have a choice. She would like input from the membership on this section. Mr. Sutton asked that members indicate such during the comment period or contact Ms. Baca.

- **Events and Entertainment:** Committee Chair, David Mullally, reported: We had our Casino Night on March 28th. We had over thirty residents come and play blackjack, roulette, Texas holdem, and pull the slot machine. On April 17th we had our Easter Dog Parade. Over thirty residents brought their pooches to the Village Green, and we had a wonderful time. The dogs all danced around without any conflict and received trophies, toys, and snacks.

COMMITTEE REPORTS, Events & Entertainment, continued

Events coming up: On May 8th, Mother's Day Sunday, we have our Garden Patio Tour. We have eighteen residents who have been working on their gardens the last several months, to spiff them up and have them presentable for you to come tour. On May 15th we have a piano recital. A well-known local piano teacher will bring her students to perform here, with their families present. It is Sunday May 15th from 2 pm to 3pm. There will be refreshments. And our big event coming on May 30th, Memorial Day, our usual Hot Dog Barbecue on the Village Green. We are going to have a Dixieland Band, ice cream, potato chips, and hot dogs. We will have all the games out: Putt Putt, Bean Bag Toss, etc. It will take place Monday, May 30th from 11 am to 2 pm.

Mr. Mullally announced that the E&E Committee, along with donations from those in the community, has come in under budget this year for all of the wonderful activities we enjoyed. So, thank you to the community for supporting us, and we will continue to put on fun events for all.

- **Garden Club**: Pat Ostrom reported: "We just had another workday. We finished spreading the wood chips and we weeded in the garden and the orchard. Members are working in their boxes with different styles and choice of produce. It is worth the walk to visit the garden. Lemons, limes, and tangerines are ready for garden members in the orchard. The Sunday Gatherings continue from 4 – 6 pm in Jan's Patio. All are welcome. Preparation for the June 16th Plant Sale is going on. It will be outside of Casa Central as it was before. We look forward to seeing you there. Thank you."
- **Library/Book Shoppe**: Mr. Sutton indicated that the report on the Library/Book Shoppe will be posted on the Bulletin Board.

10. UNFINISHED BUSINESS:

- **Update on Electric Leaf Blowers**: The General Manager reported that he got information from another organization that uses Stihl electric leaf blowers, that the batteries last much longer than the E-Go. The Board will entertain approving purchase of one Stihl blower when the General Manager obtains a quote.
- **Status of Utility Carts**: Mr. Hedberg reported we will not see the new utility carts until September.
- **Other Common Area Projects**: Other projects were reported on earlier in meeting. Casa Amigos room remodel not started.
- **Review of Parking Workshop**: The Board previously approved a July workshop, but it might be appropriate to move it up. Ms. Graham made a motion to move the workshop to May. Ms. Adams seconded the motion. The motion was modified, with the approval of both, to hold the workshop on Tuesday, May 24th at 2 pm in Casa Fiesta. The motion carried unanimously.

UNFINISHED BUSINESS, continued

- **Board Meeting Times:** Ms. Graham made a motion to hold a 4 pm or Saturday meeting at least twice a year. Ms. Adams seconded the motion. Following discussion, the motion was withdrawn so that the new Board can set a schedule.
- **Board Goals:** Ms. Baca explained that the Board is proceeding with goals 2, 3, and 4 already (parking workshop, fire mitigation, and employee handbook), but needs to determine how they can achieve goals 1 & 5 (long-term plan for non Reserve Fund items and improving communication with management and membership). The item was tabled until next month.
- **Retention of Board Docs:** The file cabinet ordered for the Board was received. They need to discuss how the Board will use it. Ms. Baca made a motion to have the Policies and Procedures Committee develop a Board Record Retention policy. Ms. Husby seconded the motion which carried unanimously.

11. **NEW BUSINESS:**

- **Correction to Reserve Study:** Ms. Baca explained that the Reserve Study is prepared [starting in November] with a projected beginning balance. That projection was \$1.294 million for the beginning balance as of May 1, 2022 and should have been \$1.094 million. The actual percent funded is about 6% less, or 41.4% funded. She would like a correction made to the study. She noted that by fully funding as recommended, we should expect to go up approximately 3% to 5% per year.
- **Planting Moratorium:** Mary Pat Adams asked that the Board make a one-time exception to the planting moratorium to add the following shrubs to the space in front of unit 261, where junipers were removed: 3 - #5 Ceanothus thyrsiflorus ‘Skylark’ and, 2- #5 Choisya ternata (Mexican Orange). She feels these will fit in with any landscape design and the Fire Mitigation plan and are deer resistant and drought tolerant. She also suggested we look at a policy of adding rock mulch, either 1.5” crushed granite, river rock, or cobble stones to plant beds. Ms. Adams made a motion to install the plants as listed in front of #261. Mr. Quinn seconded the motion.

Ms. Baca noted that this was not an agenda item on today’s posted agenda and, therefore, it cannot be voted upon today. The General Manager requested that when the Board does address this, they do so for all of the three or four bare spots throughout the campus. Also, he asked that we look at the plants that were approved by the Board in 2015 to identify if they meet the criteria, for the sake of consistency.

12. **COMMENT PERIOD FOR MEMBERS:**

- Mary Lou Donegan, unit 291, noted that Solar Phase II funding information is not included in the Annual Disclosures. She also asked about the CD that was mentioned by the Treasurer.

Ms. Baca explained that Phase II of the solar is not in the Disclosures because it is not an outstanding obligation on our Balance Sheet. The Phase II Solar contract has an option to buy out the system at the end of 10 years. The Board will make that decision closer to that time. Also, the CD that is maturing in the Reserve Fund will be put into cash in case we need to borrow from Reserves to finance the upcoming package insurance policy, which renews on May 15th. [Loans from Reserves are paid back within 1 year of borrowing and are interest free to the Association.]

13. **ADJOURNMENT:** With a motion by Ms. Baca, seconded by Mr. Womer, the meeting was adjourned at 12:15 p.m. The next regular meeting of the Board will be held on Thursday, May 26th, at 10:00 a.m. in Casa Fiesta. The Board will meet at 8:30 a.m. in the Durr Room prior to the open meeting.