

**HACIENDA CARMEL COMMUNITY ASSOCIATION  
MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS  
Tuesday, November 22, 2022  
Casa Fiesta**

**PRESENT:**

Mr. Art Sutton, President & Director  
Ms. Fran Baca, Vice-President & Director  
Ms. Jackie Graham, Treasurer & Director  
Ms. Mary Pat Adams, Director  
Ms. Sara Harnish, Director  
Ms. Joan Murray, Director  
Mr. Bill Quinn, Director  
Mr. Robert Hedberg, General Manager  
Ms. Jeanne Mileti, Recording Secretary

**ABSENT:**

Mr. David Delwiche, Corporate Secretary & Director

Twenty-three members attended the open meeting in Casa Fiesta.

1. **CALL TO ORDER:** The open meeting was called to order at 10:10 a.m. by Art Sutton, President.
2. **ANNOUNCEMENT:** At the request of the President, the General Manager gave a moving account of the recent passing of Rex Young, Board Member, and the Board and attendees observed a moment of silence in respect of Mr. Young, who will be sorely missed.
3. **REVISION OF AGENDA:** Ms. Baca requested that the minutes be removed from the Consent Agenda.
4. **MEMBER COMMENTS ON AGENDA ITEMS:** None
5. **CONSENT AGENDA:**
  - a. **Occupancy Applications:**

Catherine Wenner	Authorized Occupant Leasing Unit #112
Lori Silver & Ed Shaber	Authorized Occupants Leasing Unit #55
  - b. **Sales Activity & Rental Report**

5 units currently listed. 8 unit sales since May 1, 2022. Current number of rentals is 43.
  - c. **Financial Report:**
    - i. Review of Financial Statements for October 2022
    - ii. Approval of Reserve Fund Expenditures for Oct. 2022 total \$46,951.14.
    - iii. Verification of bank reconciliation & check register review for Oct. 2022.

**CONSENT AGENDA**, continued

Ms. Graham made a motion to approve the Consent Agenda. Ms. Harnish seconded the motion which carried unanimously.

6. **APPROVAL OF MINUTES**: The minutes of the October 27, 2022 Regular Board Meeting were considered by the Board. Ms. Baca made a correction to the last sentence on page 3 (General Manager's Report on the solar arrays at Hacienda Carmel). The last sentence should read, "Based upon current rates, it has produced between \$250,000 and \$275,000 of electricity." Ms. Adams made a correction to page 3, General Manager's Report, Stand- pipe Hose Station Conversions; she asked that the fifth sentence in that section read, "Ms. Adams noted there are many considerations about the standpipes themselves and where they are located and asked that the matter of location. . ." Ms. Adams made a motion to approve the minutes of the October 27, 2022 meeting with the corrections. Ms. Murray seconded the motion which carried unanimously.
7. **PRESIDENT'S REPORT**: The Board met in Executive Session at 8:30 a.m. Mr. Sutton reported that the Board talked about proper procedures to handle medical emergencies or accidents involving employees and/or residents. They also discussed some modifications to the Reserve account – that has been tabled. There were three resident issues discussed, and another discussion involving modification to the CC&Rs, in which our attorney has indicated that no change is necessary at this time. The Board additionally discussed cash flow following payment of the bridge and flood insurance policies, and anticipation of worker's comp – and that will be discussed further under the Finance Committee report. Finally, the Board discussed current contracts – there are two in action: Bestor Engineering is working on our new parcel map, and Rana is working on the landscaping plan.

Comments at the last Board meeting included Mary Murray, who is concerned about the loss of services. She was asked to put her concerns in writing and is welcome to submit those to the Board. Wendy Bates was concerned about the location of standpipe #2, which is on the southwest side. That will be addressed later at today's meeting. Dale Agron was concerned that removal of plants might invite invasive species. That will be taken into consideration by Rana as they prepare the new landscape plan. Ms. Agron also expressed concern about the study of the G&G rooms as it relates to the Book Shoppe. The Book Shoppe will be given consideration once the study is completed. The final comment was from Pat Ostrom, who thanked the Board for their work on the solar projects.

Correspondence received since the last Board meeting consisted of a letter from Gabi and Lauren Upson, who are concerned there will be a loss of services – that will be discussed later today. There was a letter from Joanne Sarrica, who asked that the temperature in the pool be increased – Mr. Sutton noted he is pleased to announce it has been increased by four degrees. There was a letter from Hannah and Bob Priestley that also expressed concern over loss of services – which will be discussed today. And the final letter was from Jean Morrell, who suggested the community hold a rummage sale in Casa Fiesta in the spring for the benefit of the E&E committee.

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

- **Lobby Refurbishment:** The General Manager reported that the Board met with Rudy Reate on November 3<sup>rd</sup> to finalize the decisions on furniture and layout. The Board decided to move forward. Design boards to be displayed in the lobby are being prepared, but unfortunately one of the furniture manufacturers he was purchasing from went out of business a few weeks ago and the designer is working on finding alternatives. No doubt the project will not be completed until after the first of the year.
- **Casa Amigos:** The open house for the model room in the Guest House, held on the day following the last Board meeting, was well received. Mr. Hedberg made a presentation to the Finance Committee to do five more of the rooms before the start of the new fiscal year. Whereas the rooms now have twins, queens, or kings – the remodeled rooms will have either two full beds or one king bed.
- **Status of Vehicles on Order:** There has been no change in status of the new passenger van – it is still on order. The two utility carts, however, are expected to be here the week after Thanksgiving.
- **Podiatrist Search:** Ann Hudacek, DPM, and two of her associates viewed the doctor's office last week and will come back to Hacienda Carmel with a proposal for us, hopefully within the next few weeks.
- **Spot Amendment of CC&R Article 6.1.2(i):** Mr. Hedberg reported that he received a response from counsel regarding California Civil Code Section 4741, Paragraph I, which states that a Homeowner Association has the ability to restrict rentals of less than 30-days, but it does not yet require that an Association allow rentals of 30-days. Currently this Association restricts rentals to 6-months or more, and according to counsel this is acceptable. There is no need to spend the money to have the spot amendment done.

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

- **Finance:** Jackie Graham, Treasurer and Committee Member, reported that the Finance Committee met on November 17<sup>th</sup> and reviewed the October Financial Statements, which are included today in the Consent Agenda.

There was a proposal to remodel five more of the Guest House rooms this fiscal year, and the committee recommended the Board approve the project for \$35,000, to be expended from the Reserve Fund. The project will be completed by working around guests as much as is necessary. Ms. Baca made a motion to approve the expenditure of \$35,000 from Reserves to complete five more Guest House rooms before the end of this fiscal year. Ms. Graham seconded the motion which carried unanimously.

The payoff of the Solar Phase I lease was completed. With the discount given, and the payments we will not make, the savings was \$11,000.

**COMMITTEE REPORTS, Finance, continued**

The committee discussed the effect of paying for the bridge and flood insurance on the budget. They reviewed budget and cash flow projections which indicated we are okay for now, but will continue to review the matter in the coming months as the higher utility bills arise.

The \$2,500 received for sale of the dance floor was transferred to the Events and Entertainment Committee to be used as part of their expenditures for this fiscal year.

The Investment Committee met following the Finance Committee meeting and discussed a \$100,000 CD that matures on December 12<sup>th</sup>. The committee recommends the money be rolled over, with the discretion to purchase either a CD or a T-bill, for a period of one year. Ms. Adams made a motion to approve the Investment Committee's recommendation. Ms. Baca seconded the motion which carried unanimously.

- **Architectural Review:** Paul Carriere, Chair, reported: "Units 181, 53 and 197 submitted change requests. Their requests were within the Architectural rules and [were] approved.

"Unit 57 requested a variance to add decorative rocks to the area between her patio fence and the street. Since the landscaping plan is being developed and not yet completed, we denied this request." Ms. Adams made a motion to deny the request by unit 57 to place rocks in the common area between the patio fence and the street. Mr. Quinn seconded the motion which carried with one abstention.

"Unit 81 has requested a gray and white striped retractable awning to be installed to the roof fascia in the patio. We felt that the owner should be responsible for any costs should the awning need to be removed for roofing needs. Also, the bright coloring of the awning may not be consistent with the overall look of the community." Ms. Adams made a motion to delay Board consideration of this request, and asked that the Architectural Review Committee be tasked with creating a policy on awnings (type, size, color, etc.) Ms. Baca seconded the motion which carried with one abstention.

"We have no updates on pool and dining furniture at this time.

"Parking rules needed to be edited and will not be presented until next month. EV charging stations are being investigated and are being presented to the Finance committee. We are also looking at possible areas to add more slotted parking spaces."

- **Events & Entertainment:** Joanne Sarrica, Chair, reported: "**First and foremost**, the E&E committee wants to express our sincere appreciation for the proceeds from the sale of the dance floor

"We are diligently working on the Board's request regarding G&G room usage. It is expected that we will issue a report to the Board prior to [the] February 23, [2023] Board meeting.

COMMITTEE REPORTS, Events & Entertainment, continued

“As the Holiday season approaches E & E has planned many events including a sponsored **Craft Fair on the first weekend in December.**

“Of special note is that we had a total of 65 people who attended the November 6<sup>th</sup>, Sunday movie night celebration of long-time resident Barbara Babcock’s film and television career.

“Coming up, we have the traveling Mullally’s who graciously offered to do a **photo presentation and narrative about their trip to Iceland, Norway, and Finland.** It will take place in Casa Fiesta on **November 27<sup>th</sup> (Sunday) at 2pm.** Refreshments will be served

“On **Monday, November 28<sup>th</sup>, at 2 pm, Gustavo Romero** will perform for us on the piano in Casa Fiesta. Refreshments will be served.

“A **Youth Piano recital (Saturday) December 10<sup>th</sup> at 2pm.** The parents of the youth attend and bring refreshments for all who attend. Hacienda residents continue to enjoy the student recitals and we are all encouraged to attend.

“On (Sunday, the 11<sup>th</sup>), get ready for a **surprisingly fun presentation from Laurie Algar, about “Growing up Disney.”** Laurie’s father, James Algar’s career was as [an] Animator, Director, Producer, and Writer with Walt Disney Studios from 1934 to 1977. He was a winner of nine academy awards, including for Directing the Sorcerer’s Apprentice [in] *Fantasia*.

“**Take note that Dino Vera, Vocalist / Piano/Keyboards and Drummer, [who] has played with pop icons Jimi Hendrix and James Taylor, will be entertaining us on piano with songs at the Holiday Luncheon, on December 17 (Saturday). Advanced sign up please.**

“**As noted in the financial report, we have a net disbursement of \$3,362.25 through November 9, 2022. With the additional \$2,500 from the sale of the dance floor, the remaining unused funds [are] \$5,137.75.”**

- **Fire-risk Assessment & Mitigation:** Bill Quinn, Chair, reported: “On Tuesday, November 15, the Fire-risk Assessment & Mitigation Committee (“FRAM” Committee) met, and considered a number of items placed on its agenda. In particular, the General Manager (GM) reported that replacement of the wildfire ember screens on the gable vents of the buildings is nearly complete. In addition to that, the GM agreed to arrange a meeting with Bestor Engineering during the week of November 28, after the Thanksgiving holiday, to review the draft updated map of our property and the range and scope of its uses. This meeting is timely because of the progress we have made on the creation of a CAD (computer aided design) comprehensive Hacienda Carmel plat map with layered features, intended to replace the existing plat maps we have, being updated and far more accurate. On October 12 we received a draft of the new map from Bestor Engineers, which shows *all* the parcels owned by the Association, together with other

**COMMITTEE REPORTS, Fire-risk Assessment & Mitigation, continued**

features. In addition, given that the Master Landscape Plan designer, Rana Creek, will need accurate topographical information to perform its contract, it was decided to wait until the Association's meeting with Bestor Engineering was completed before scheduling the first meeting with Rana Creek.

"There was a report by the Chair and Committee Member Mary Pat Adams regarding a meeting with Capt. Ascarie of CalFire on November 7. During that meeting there was discussion of a number of matters, including the removal of the wood piles in the west end, the need for limbing up more trees in that area for fire safety, improvement of the firebreak along the southwest alignment of our property, some general requirements of our fuel reduction grant from CalFire, and placement of Standpipe #2. As a consequence of the discussion on the grant at this meeting, the Committee discussed a proposal to meet with the GM and Grounds Crew, and/or David Mora, to find out if some of the grant projects could be done by this crew with reimbursement from the grantor, Cypress Fire District.

"The Committee's agenda contained an item regarding a reformulation of the working arrangement between the Association and its current grant writer, Cheryl Einsele, which was discussed in depth. The Committee decided by consensus to contact Ms. Einsele and address this proposal, and request a meeting with her in order to ascertain her views about a reformulated working arrangement in which she might be given more discretion in interacting with Board and Committee members. The task was left to the Chair, who later drafted an email to Ms. Einsele [that] was sent on November 17, with copies to the Committee and the GM.

"In the absence of Committee Member Jeanne Woolridge, who is also on the ARC Committee, the Committee welcomed Brendan Kelly of the ARC Committee as a guest attendee, who gave a presentation to the Committee on the value of aesthetics in planning. Mr. Kelly spoke of the need for decision-making bodies in HOA's to recognize the existence in such communities of "shared values," of which he cited three: fiscal values, being property value and operational costs, safety values, being the mitigation of injury to property or people from all sources, and aesthetic values, being the quest to create and maintain an attractive environment. Decisions made by those bodies in HOAs that make them should incorporate all three elements, where applicable, and then weigh all the competing interests carefully when one or more of these values come into conflict.

"In this Committee's last Report to the Board, presented at the October 27 meeting, it was stated that the last or remaining connection among all standpipes on the system, which is standpipe #2 at the southwest corner of our developed property, could be accomplished once the final location had been decided by the Board. During the Committee's meeting of Tuesday, November 15, a recommendation to the Board was approved which will be presented as Unfinished Business to the Board at this November 22 meeting, for consideration of adoption by the Board.

"Finally, at the October 27 Board meeting, an update was given on several easements granted or conveyed to the Association within the terms of its 1989 acquisition of the 2.36-acre parcel on the east end of our campus. Since that date, and through further

COMMITTEE REPORTS, Fire-risk Assessment & Mitigation, continued

research, the existence of other express grants of rights-of-way or easements have come to light as property descriptions in other deeds. The Association may decide to seek to hire a specialist in county land records research to ascertain all relevant facts about the origins of these easements, and their current locations and impacts on those parcels identified in various deeds owned by the Association. In furtherance of this possibility, a preliminary request for proposals is currently being drafted in order to identify and hire such a specialist and provide that person with all the results of the Committee's research to date."

Mr. Sutton asked that the Board authorize a few members of the Fire-risk Assessment & Mitigation Committee to deal directly with the companies engaged by the committee. First, the grant writer, Cheryl Einsele, has been dealing with Mr. Quinn, who is the logical contact. Ms. Adams made a motion to authorize Bill Quinn to act as the contact person for Hacienda Carmel when dealing with Cheryl Einsele. Ms. Graham seconded the motion which carried unanimously.

Next, the company selected to do the landscape proposal is Rana. The lead committee member on that project has been Mary Pat Adams. Ms. Graham made a motion to authorize Mary Pat Adams to act as the contact person for Hacienda Carmel when dealing with Rana. Mr. Quinn seconded the motion which carried unanimously.

- **Policies & Procedures:** Mary Pat Adams, Chair, reported: "The Committee met on Nov. 11, 2022 with members Fran Baca and Sara Harnish, chair Mary Pat Adams, Board President Art Sutton and advisors Robert Hedberg and Jeanne Mileti. Member Rex Young was absent.
  1. "Job descriptions for staff
    - a. The Committee discussed the need for Board direction on issues related to hazards of certain jobs and agreed to ask to have this **on the agenda for the executive session prior to the November 22 Board meeting.**
    - b. The Committee discussed the need for Board direction on the intention and implementation of changes to Ground Rule #14 and further Board direction on the distinctions between private work and amenities at HC.
    - c. The Committee discussed the issues surrounding workers compensation insurance related to job descriptions and private work. **The Board President asked the GM to seek clarification from legal counsel on current thinking regarding these issues and present it to the Board.**
    - d. The Committee received the packet of templates and background information related to job descriptions from Guardian and will continue to work on this project.
  2. "Intention of changes to Ground Rule #14 (use of HCCA Employees for Residents' Projects)  
After discussion, the **Committee agreed to ask the Board to delay the effective date of changes until additional work can be done on Ground Rule #14.**" Ms. Adams made a motion to delay the effective date of changes to Ground Rule #14 until additional work can be done. Ms. Baca seconded the motion which carried unanimously. Mr. Sutton

COMMITTEE REPORTS, Policy & Procedures, continued

clarified that for those who were concerned about having services cut, we are taking another look at it. There is no implementation date at this time.

- a. “The Committee will add language to Ground Rule #14 to say that work done by HC staff on patio or Unit projects that are approved and billed to HC Owners as a reimbursed expense are allowed.
3. “Procedures related to recently approved Employee Handbook
  - a. The Committee learned that while an Employee Handbook is not required for HCCA, once we have one we must follow the rules related to translating employment documents. **The Committee agreed to ask the Board to authorize translation of the Employee Handbook into Spanish using the bid from Guardian for this work.** Guardian assisted with the revisions to the Handbook and is uniquely qualified to do this work. The bid is for approximately \$3,500.” Ms. Adams made a motion to authorize Guardian to translate the Hacienda Carmel Employee Handbook into Spanish for an amount not to exceed \$3,500. Ms. Baca seconded the motion which carried unanimously.
  - b. “All employees will be asked to sign the Acknowledgement of Receipt of the Employee Handbook in their preferred language.
4. “The Committee discussed a Board action procedure delegating review of the Reserve Study and review of charges for use of facilities to the Finance Committee and will continue to work on this.
5. “The Committee discussed its work on a Document retention policy and three bids for onsite and offsite paper shredding services. The Committee will continue to work on this.

“The Committee will meet next on Thursday, Dec. 8, from 9:15 to 10:45 a.m. in the Durr Room.”

- **Garden Club:** Mary Murray reported: “We just finished a workday in the garden/orchard area. We removed some plants in the native garden, did weeding, tended other plants, and swept and cleaned Jan’s Patio. We tied up berry vines in the orchard. Another workday is scheduled for Thursday, December 1st. There are some lemons and grapefruit available for member harvest. Persimmons are just beginning. We have completed one wreath workshop with more than fourteen wreath frames made for the following weekend garden members to decorate. Our wreaths will be on sale at the Homecrafter’s Faire, December 3rd and December 4th. Thank you.”
- **Book Shoppe:** Dale Agron reported: “Good morning Everyone. Our community Book Shoppe continues to grow and transform itself in positive directions. We thank everyone for their support. Sales are steadily increasing, and the Book Shoppe is attracting more and more visitors who are getting to know where we are and what we do. And we hear they like what they see.



**COMMITTEE REPORTS, Book Shoppe, continued**

“We held two drawings this past month for special Lewis Carroll and cozy mystery books. A ticket was given for each book (hardback for Lewis Carroll, and hardback or softback for cozy) purchased. Not every customer who bought a book wanted to enter a drawing, but from those who participated we collected almost 90 entries. Based on this level of interest, we definitely expect to have more book drawings in the future.

“We owe many thanks to Jean Paul and Gilberto in Maintenance for putting in bright new lights in the Book Shoppe. Now we can see! A thank you also goes to Gerry Park for putting our A-frame Book Shoppe sign back together again after a gust of wind took it down and broke it. And, thank you to all the donors who kept our shelves filled with books. For the Book Shoppe, Pat Little-Auguston, 831-293-3153.”

- **Art Group:** Eleanor Robinson gave the report: “The Artists of Hacienda Carmel appreciate the opportunity to update you today about our activities!”

“Our group has moved from being led by June I Poe for many years into a council leadership. During 2022 we have worked hard developing and putting in writing the roles and guidelines for our group and scheduling and delivering regular art shows, lunches, classes, and art museum tours. We have established a bank account and made it possible to sell member’s art work during our shows. We are currently working with Mr. Hedberg and appropriate board committees on a proposal to expand a small portion of the Art Studio patio. This year we have had three shows in Casa Fiesta with the fourth, “Gifts of Winter” opening December 9. We invite all of you to join us that day from 4:00 p.m. to 6:00 p.m. here in Casa Fiesta!”

**10. UNFINISHED BUSINESS:**

- **Standpipe Proposal:** Mr. Quinn provided context for the recommendation from FRAM: “Among the express warnings of wildland fire specialists with whom the Association consulted on the catastrophic dangers and risks of wildland fires posed to the HCCA, was, according to Paul Cano, “An ignition southwest of property within the Quail Meadows area, during a westerly wind pattern, could create direct fire and/or spotting toward the south side of the Community. Based on vegetation models and fire severity mapping, this area could produce direct fire impingement and spotting and embers directly at the Hacienda [Carmel] community.

“Similarly, Irene Damsky of HUB International, noted that, “...the most significant fire activity can be expected due to the type of vegetation present. Group II type vegetation, which is located to the northwest and southwest of the property, create high-severity fires.” Elsewhere she stated that, “The majority of the fuel that poses a severe risk to the structures is located in the northwest and southwest of the [HCCA] property...These are the areas of primary concern and have the potential for ‘moderate to extreme spotting’ ember cast or fire brands.” Finally, these assertions have also been confirmed by CalFire personnel, including Capt. Shayon Ascarie. Because the southwest corner of the HCCA’s

**UNFINISHED BUSINESS, Standpipe Proposal, continued**

developed property is uniquely the most vulnerable to intrusions of wildland fires into its residential areas, and so its most dangerous location, it is precisely the location where highly visible fire-suppression equipment is most needed.

“By approved motion of the Board of Directors at its October 27, 2022 meeting, the issue of placement of Standpipe #2 was referred to the Committee in order that the Committee deliberate and submit a Recommendation to the Board. After weighing carefully these fire-risk considerations in the context of all Members’ shared fiscal, safety, and aesthetic values, and bound by the obligation and duty to protect and preserve the health, welfare, and property of all the Association’s Members, the Committee arrived at a recommendation at its November 15 meeting. The Recommendation of this Committee to the Board on this issue, based largely on the foregoing data and through a diligent weighing of the competing interests, is as follows:

“A dual function (i) outflow valve and (ii) fire-suppression hydrant on the same stem which is Standpipe #2 shall be placed and brought to working order at its existing site either by the Association’s staff or, if they are unable, through a contract with California Fire Protection; the existing accompanying hose reel and sign affixed to a metal pole may together be placed directly downslope of its original site at a distance not to exceed 30 feet so as to maintain the best working efficiency; the whole stem (29" high) of completed Standpipe #2 shall be painted the same color as the other eight Standpipes on the system; and if the hose reel/sign is placed at any distance from the Standpipe, the Association’s Grounds Crew shall hereafter ensure that no vegetation or other physical features come between them, whether as a block of their visibility or an impediment to their use.”

Mary Pat Adams made a motion to adopt and implement the recommendation of the Fire-risk Assessment & Mitigation Committee regarding the location of Standpipe #2. Ms. Graham seconded the motion. Mr. Sutton thanked the committee for trying to make the standpipe as unobtrusive as possible without sacrificing safety. The motion carried unanimously.

- **EV Charging Station Proposal:** Mr. Quinn acknowledged that at the October 27, 2022 meeting of the Board of Directors he made the following motion regarding residents that are currently utilizing the electrical plugs on the property to charge either electric cars. The motion was tabled as it was not an agenda item at the time, but he reintroduced it as a proposal for a new Ground Rule: “Until such time as an electric vehicle charging policy is adopted by the Board of Directors, the Association prohibit the use of any electric outlets or other means of distribution of electricity in any of the Association’s carports (1 through 7) for the purpose of charging electric automobiles or other vehicles. Any resident carport space lessee who has been found to violate this resolution shall be subject to a revocation of such carport space lease.”

During Board discussion, it was indicated it is probably not a good idea to specify a remedy, but rather revise the last sentence to, “Any resident carport space lessee who has been found to violate this resolution shall be subject to the disciplinary provisions of Article 12 of the CC&Rs.” Mr. Quinn withdrew his motion and replaced it with: “Until such time as an electric vehicle charging policy is adopted by the Board of Directors, the Association prohibit the use of any electric outlets or other means of

**UNFINISHED BUSINESS, EV Charging Station Proposal, continued**

distribution of electricity in any of the Association's carports (1 through 7) for the purpose of charging electric automobiles or other vehicles. Any resident carport space lessee who has been found to violate this resolution shall be subject to the disciplinary provisions of Article 12 of the CC&Rs." Ms. Adams seconded the motion.

The Board discussed the proposed rule at length, with the President contending the Association should allow charging to continue until the EV stations are installed. The motion ultimately carried with five in favor and two opposed.

Previously, the Board directed the Architectural Review Committee (ARC) to look at parking and EV stations. ARC's recommendation for installation of one dual-port EV station was presented to the Finance Committee. ARC proposes placing a Level 2 charging station at the south end of carport #4. The electrical infrastructure upgrade would cost an initial \$7,150 and the service subscription for the charger (which is to be installed and maintained by the vendor) will cost another \$200 per month. The Association has the ability to charge by kilowatts used or by flat rate. There is no bookkeeping for the Association. Charge Point, the company who installs, maintains, and manages the station, would send us credit for revenue derived from use – after they retain 10% of that revenue. Charge Point will also make sure any available grants are brought to our attention.

The station would be accessed through a smart phone app which schedules your charge time, unlocks the charging station, and alerts you when your vehicle is fully charged. The amount charged is automatically billed to the users' credit card. The Board of Directors establishes the price and could recoup the electricity charge, subscription fee, and even the installation costs. Eight to ten cars can be charged per day on one dual-port station. We could add more stations as need increases.

Ms. Graham made a motion to approve the installation of the dual-port EV station, as proposed by ARC, at the south end of carport 4. Installation cost (for electrical infrastructure) is \$7,150, plus a subscription fee of \$2,400/year – starting with a one-year contract. Ms. Murray seconded the motion which carried unanimously.

**11. NEW BUSINESS:**

- **Swimming Pool Temperature:** Was addressed via correspondence and the temperature of the pool has been adjusted.

**12. COMMENT PERIOD FOR MEMBERS:**

- Mary Lou Donegan, unit 291, objected to a Bulletin article that cited an amount saved through production of solar (Phase I) energy. She noted savings will not be realized until the solar array is owned outright by the Association.
- Joanne Sarrica, unit 74, recommended that the motor for the pool heater be inspected to ensure the temperature does not drop again.

**COMMENT PERIOD FOR MEMBERS, continued**

- Heather McClaren, unit 88, objected to the name of the “Fun Art Group,” as she feels it diminishes the “Art Group,” which has a long and respected tradition at Hacienda Carmel.
- Eva Doelman, unit 231, explained that the miscellaneous services provided by Hacienda Carmel employees, in a friendly and helpful manner, is one of the reasons many residents came here. She is concerned that changes to the Ground Rule will limit these little services which are so valuable to the people here.

Mr. Sutton clarified that the change to the Ground Rule has been put on hold for now.

- Jackie Graham, unit 300, explained that the Fun Art Group is one of the Events and Entertainment’s activities that meets in the West Room on Tuesdays. It is completely separate from the Art Group and is a class where attendees do art projects.

- 13. ADJOURNMENT:** The meeting was adjourned at 12:03 pm. The next regular meeting of the Board will be held on Tuesday, December 22, 2022 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.