

**HACIENDA CARMEL COMMUNITY ASSOCIATION
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS
Thursday, January 26, 2023
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. Sara Harnish, Director
Ms. Elizabeth Husby, Director
Ms. Joan Murray, Director
Mr. Bill Quinn, Director
Mr. Robert Hedberg, General Manager
Ms. Jeanne Mileti, Recording Secretary

Seventeen members attended the open meeting in Casa Fiesta.

1. **CALL TO ORDER:** The open meeting was called to order at 10:07 a.m. by Art Sutton, President.
2. **REVISION OF AGENDA:** None
3. **MEMBER COMMENTS ON AGENDA ITEMS:** None
4. **CONSENT AGENDA:**
 - a. **Approval of Minutes:** Regular Board Meeting of December 22, 2022.
 - b. **Occupancy Applications:** None
 - c. **Sales Activity & Rental Report**
5 units currently listed, with 4 of those currently in contract. 9 unit sales since May 1, 2022. Current number of rentals is 43.
 - d. **Financial Report:**
 - i. Review of Financial Statements for December 2022
 - ii. Approval of Reserve Fund Expenditures for Dec. 2022 total \$31,625.63.
 - iii. Verification of bank reconciliation & check register review for Dec. 2022.

Ms. Baca made a motion to approve the Consent Agenda. Mr. Delwiche 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 committee for the General Manager's annual review and evaluation, consisting of Sara Harnish, David Delwiche, Joan Murray, and

PRESIDENT’S REPORT, continued

Art Sutton. The Employee Handbook has been translated into Spanish, and copies were distributed to staff. The Board discussed one violation of an Architectural Rule regarding the color of a door. They also discussed the reports from Hacienda Carmel clubs, i.e., the Garden Club, the Art Group, the Library, and the Book Shop. After today’s meeting oral reports from these groups will be discontinued at the Board Meeting, and a written report will be attached to the minutes (to be turned into the recording secretary following the Board meeting). The exception to this would be if the club has an issue that requires Board action.

There were no member comments at the last Board meeting. Written correspondence received includes a letter from James Yeash, expressing objection to the consideration of taking covered parking spaces away from those members who do not reside in the community full time. A separate letter from Joan Yeash expressed a similar concern. Mr. Sutton noted that those rules are still being considered and nothing has been put in place yet. There was a letter from Lynn Knoop, requesting planting in front of her unit. This will be referred to the Architectural Review Committee. There was a letter from David and Linda Mullally suggesting designated “visitor parking,” so visitors don’t take the prime spaces in front of the units. This can be considered along with the other changes to the parking rules. And there was a letter from Laurie Muender requesting safety glass in the Casa Fiesta window that was broken. Mr. Sutton explained that the Board voted today to replace all of the doors and windows in Casa Fiesta with safety glass. Additionally, there was one non-compliance letter that was sent out to a resident who has requested an extension on complying. The Board agreed on an extension today in Executive Session.

There was a letter from Diane Freier in support of one carport per unit. That will also be taken into consideration with the parking changes. Another letter from Diane Freier contained a list of incidental services she was concerned about being taken away. Mr. Sutton noted that as a result of the two forums, we are not implementing any of those changes yet. The item has been referred to the Policy and Procedures Committee to come back with recommendations on it. The last letter was from Donna Bessant, who is also concerned about continuation of incidental services at Hacienda Carmel. She also suggested residents be allowed to sign one waiver for after-hours work, that would last an entire year. Mr. Sutton noted that this is already the case for work that is repeated (i.e., patio gardening) by the same employee.

6. GENERAL MANAGER’S REPORT:

- **Lobby Refurbishment:** The furniture originally ordered from the supplier that went out of business has been reordered from a new supplier. Although some of the lighting has been received already, the furniture may take up to three months to arrive.
- **Casa Amigos:** Rooms on the bottom floor are in the process of being redone. The furniture should ship on February 6th, and hopefully we will have those rooms completed by the end of February.
- **Status of Vehicles on Order:** The General Manager reported he has been notified by Ford that there is still a delay on the new van. There is a possibility it will come in sometime in March. We received two of the utility carts on order and the next two will most likely come in by May or June.

GENERAL MANAGER’S REPORT, continued

- **EV Station**: The station that will be placed on the south side of carport 4 is shipping today. There is still some electrical work that needs to be completed and it should come together in about three to four weeks.
- **Podiatrist Search**: The General Manager has been in contact with a group of podiatrists. Hopefully, we will have good news by the next Board meeting.
- **OTHER MATTERS**: Mr. Hedberg reported that over the past couple of weeks we had some major storms which included evacuations by county order, and perhaps we can characterize it as a good drill. Hacienda Carmel is in the county’s flood zone, however, even at the river’s highest level we still had five to six feet of clearance. When the river crested the water started around the back of the property toward the field on the south side where the old river bed was, so as to exit on the south west side of the property (although it didn’t get that far). Even so, we had plenty of clearance on the south and east portions of the berm. We are included in the county’s “low-lying” evacuation areas on the Carmel River and, unfortunately, we don’t know if we can change that. Mr. Sutton added a thank you to all of the employees who came in to help with the storms and evacuations.

Mr. Hedberg reported that we had a minor leak in the lobby which we discovered was due to the solar brackets. Solar Tech has been out and will fix the problem.

Mr. Hedberg also reported that grounds employee Francisco Ortega’s wife passed away recently. Francisco returned to work yesterday. Any residents wishing to send him a card can drop it at the front desk and we will make sure he gets it.

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

- **Finance**: Jackie Graham, Treasurer and Committee Member, reported that the Finance Committee met on January 19th and reviewed the December Financial Statements, which are included today in the Consent Agenda.

The committee discussed refurbishing the berm, which has not been done since 1995. We have a reasonable bid from Golz Construction, which does all of our asphalt work, for \$53,000. The committee recommended that the Board approve the bid from Golz and that the project be completed before the end of the fiscal year, if possible. Ms. Murray made a motion to approve the bid from Golz Construction for berm refurbishment in the amount of \$53,000. Ms. Harnish seconded the motion which carried unanimously.

Ms. Graham reported that the committee has been working on refining the Reserve Study for fiscal year 2023-2024. They have made several modifications and will have recommendations ready for the next Board meeting. We have until March 3rd to submit changes to Association Reserves so that changes to the report are made on a complimentary basis.

The cash in the Reserve Fund is going to exceed the FDIC insured amount in February, therefore, the Investment Committee recommended the Association purchase a \$100,000 CD or TBill (whichever pays the highest interest) for a period of 12 months. Mr. Quinn

COMMITTEE REPORTS, Finance, continued

made a motion to approve purchase of a CD or TBill for \$100,000, for a period of 12 months. Ms. Baca seconded the motion which carried unanimously.

Ms. Graham reported that the committee recommended taking action to file a lien on a unit in arrears, if the amount was not paid by January 31st. Since the committee meeting, however, the estate has paid the Association some earnest money, and the Board approved in Executive Session to allow the co-trustees until February 15th to come up with the balance.

- **Events & Entertainment:** Joanne Sarrica reported: Earlier this week we submitted the final version of the G&G utilization study. In October the Board gave the committee a 7-point questionnaire regarding G&G Rooms, including goals, tasks, recommendations to the Board – and a timeline that it be submitted by February 23rd. The E&E formed a sub-committee consisting of Michael Zarefsky, Ollie White, Elizabeth Husby, and Joanne Sarrica. The Board members have been given a copy of the committee’s report. Although the subcommittee did make a few recommendations for possible immediate Board action, they chose to refer to the Board for further direction on recommending policies and procedures. The subcommittee did not come to consensus on writing policies and procedures. They are willing to answer questions and make comments to the Board. Ms. Sarrica having worked with the Federal Bureau of Prisons previously on developing policies and procedures for a non-profit agency, will be available to help in any way she can and feels very confident developing policies and procedures regarding this matter.

As noted in the financial report, we have a net disbursement of \$7,793.35 through 1/20/23. With the additional \$2,500.00 from the sale of the dance floor the remaining unused funds total \$706.65.

Watch for information on a low impact cardio class coming soon, and a presentation, with video, of the Gonzalez’s trip to Greece. Our next big event will be Sunday, February 19th, which will be a theme dinner and movie (to be announced).

Ms. Husby made a motion to refer the information on the G&G rooms, gathered by the E&E subcommittee, to the Policy and Procedures Committee. Ms. Graham seconded the motion which carried unanimously.

- **Architectural Review:** Paul Carriere, Chair, reported: At their January meeting the committee approved a request from unit 97 to replace windows and sliding doors with dual-paned windows and French doors.

The committee is still looking at the outdoor dining furniture and will continue until they have a recommendation for the Board.

There was a request by the Art Group to expand their patio by 7 feet, to cover the back of the laundry room. The committee discussed the request. There is some interest for ceramic work to be done there. The cost for the expansion would be approximately \$2,500. The Art Group currently has approximately \$500 of expendable income that

COMMITTEE REPORTS, Architectural Review, continued

they could contribute. The committee felt the request was appropriate and recommends approval by the Board, with the stipulation that no other storage be added without approval. Ms. Adams made a motion to table the request as we continue to evaluate the E&E report on community spaces. Ms. Harnish seconded the motion which carried unanimously.

The Board received a draft addition to Architectural Rules on awnings, developed and approved by the committee. The draft is attached to these minutes as Appendix I. Ms. Adams made a motion to approve the rule on awnings. Ms. Husby seconded the motion which carried unanimously.

Mr. Carriere reported that a number of residents have contacted the committee with concerns about parking on the “Hair Salon Curve,” the area to the right of the stop sign as you enter Hacienda Carmel, in front of units 280-284. The committee recommends that the curb be painted red in that area. Ms. Adams made a motion to paint the curb red in front of 280-284. Mr. Quinn seconded the motion. The Board discussed the recommendation and Ms. Baca made a motion to table the vote until the residents in that area can be interviewed about it. Ms. Husby seconded the motion which carried unanimously. The General Manager offered to get a bid on transforming the area that is now turf in front of units 268-271 into parking. The Board agreed that they would like to see a bid.

- **Fire-risk Assessment & Mitigation:** Bill Quinn, Chair, reported: “On Wednesday, January 12, the Fire-risk Assessment & Mitigation Committee held its monthly meeting. Among the actions reported and the discussions that followed, one was reported by the Committee Chair, being two specific issues that had been brought to our attention by Bestor Engineers regarding the updated site map of our property. These two issues pertained to inaccuracies or omissions contained in the legal description of the four easements, or rights-of-way, granted to and contained in the Association’s grant deed for acquisition of our 2.36-acre “East End” parcel. Those inaccuracies and omission were subsequently corrected, and Bestor Engineers is now finalizing the addition of a new CAD map layer that will visually show the five easements the Committee has been able to identify in the past several months.

“The Committee was given a report from Dave Delwiche who, with professional engineering credentials, agreed to use those skills to investigate the possibility of a BLEVE (boiling liquid/expanding vapor explosion) occurring in the 250-gallon propane tank located in the northwest corner of the HCCA campus. This possibility was raised in the December 2021 Report of the Committee to the Board, and further mentioned by one of the wildland fire experts who wrote a separate report about the wildfire risks at Hacienda Carmel. The propane tank is particularly vulnerable due to its location directly underneath two large trees, and only feet away from a stand of large cottonwood trees just on the other side of the berm. Mr. Delwiche reported that it is difficult to predict the explosive effects of any BLEVE owing to the variable of fuel levels at any given time, but that in any event the wooden covering of the propane tank should be removed and possibly replaced by a small chain-link fence with aluminum slats, providing some heat and ember cast protection, and an aesthetic quality over a simple bare tank. The other larger issue of building a block or concrete blast containment wall around two or three sides of the tank was in need of further research but may not be a suitable remedy for a

COMMITTEE REPORTS, Fire-risk Assessment & Mitigation, continued

potential BLEVE for various reasons. This Short Term goal of the Committee continues to be studied and researched, and no conclusions have so far been reached, but the Committee continues to work on it.

“The Committee then undertook a discussion about use of the remaining \$12,000 from the Cypress Fire District matching grant for fuel reduction, focusing on both (i) strengthening and enlarging the existing 200-foot firebreak through tree trimming and removal at the Associations’ southwest corner, and (ii) elimination of the wood piles on the West End parcel through mastication of all the larger branches and logs, new and old. In this operation, all the trees east of the dog run and garden area would need to be limbed up to 10 feet, and those branches plus all the existing branches and logs would be masticated by chippers, and the chips spread to a level of 4 inches across the same and newly limbed area where they are currently stacked. This would create a park-like atmosphere and rid the Association of wildfire fuels.

“During the second week of January, on-going discussions continued between Cheryl Einsele and the Chair and several members of the Committee. Ms. Einsele is both a professional grant writer for various clients, and a grant writer for the Association to acquire funds to improve defenses against wildland fires, and for other purposes. She is also a Member of the Association. The purpose of these discussions was to evaluate her current role as a contract grant-writer for the Association, and to find common ground regarding a reconfiguration of her current contract duties for the Association and its various Committees. It was ultimately agreed informally that as a result of her downsizing her grant writing business she would rescind her contract with the Association and write grants as a volunteer Member. As a part of these discussions, the ideas of finding grant funds for solar panel electric generation, electric vehicle charging stations, landscaping overhauls to conform with environmental and fire-mitigation purposes, together with current wildland-fire grant writing program were all considered. She stated that basic needs in winning grants for the Association is to collect enough detailed information to make our grant applications successful, and due to this need she would require input from *all* segments of the Association—the Committees, the management, the Board, and any Member who has and may wish to volunteer specific expertise.

“In his last Report to the Board, the Chair reported that the Committee had reached out to the Monterey County Office of Emergency Services in furtherance of seeking to develop a wildfire evacuation plan for the Community in the event of another large wildland fire in the Carmel Valley that triggers an evacuation order from CalFire. The contact then made was with Ms. Luna Mohammad, head of OES’s Resilience program, part of whose function is to advise on emergency plans, including evacuation plans. At that time Ms. Mohammad agreed to compile a list of reputable companies who draft such plans for their clients, and provide us with that list. However, very shortly after that contact was made with Ms. Mohammed, the “atmospheric river” of high winds and heavy rains slammed against the Central Coast, and thereafter occupied all of the OES’s time and energy. Owing to these weather events, we expect that we will be contacted after all the potential flooding dangers have finally subsided.”

COMMITTEE REPORTS, Fire-risk Assessment & Mitigation, continued

- **Policies & Procedures**: Mary Pat Adams, Chair, reported: “The Committee met on Jan. 5, 2023 with members Fran Baca, Sara Harnish and Elizabeth Husby, chair Mary Pat Adams and advisors Robert Hedberg and Jeanne Mileti.
 1. **“Job descriptions for staff**

The committee reviewed proposed questions and agreed to start conducting interviews beginning with Supervisors and working in teams of two committee members. The Committee will continue to work on this project.
 2. **“Status of translation into Spanish of Employee Handbook**

Ms. Baca said she reviewed and approved the translation. HR administrator Catherine Robinette is tracking the distribution and return of signed receipts of the Employee Handbook.
 3. **“Forums for proposed changes to Ground Rule #14 (use of HCCA Employees for Residents’ Projects)**

The Committee discussed the format for the two Community forums on Jan. 17 and 24, communications to Residents regarding the forums and background information to have as handouts for all who attend. Ms. Baca reported on meetings with front desk and office staff regarding calls and procedures for incidental services requests from Residents. The front desk staff offered to keep a log of such requests for the month of January.” *see report by Ms. Adams on the Jan. 17 and 24 Forums at the end of Committee meeting report.*
 4. **“Proposed revisions to Policy for Formation of Committees**

The Committee approved proposed revisions to the Policy for Formation of Committees and will ask the Board to approve.

Ms. Adams made a motion that the Board approve the revision to the Policy for Formation of Committees as included in the Board packet. The only change is to remove the words *ex officio* when referring to the Board Liaison for Committees. It was seconded by Ms. Graham and approved. (policy attached as Appendix II)
 5. **“Records Retention policy**

The Committee approved the proposed Records Retention policy and will ask the Board to approve.

Ms. Adams made a motion that the Board approve the Records Retention Policy as included in the Board packet. It was seconded by Harnish and approved by the Board. (policy attached as Appendix III)
 6. **“Board Filing Cabinet**

The Committee approved the proposed Board Action procedure for the use of the Board filing cabinet and will ask the Board to approve.

Ms. Adams made a motion that the Board approve the Board Action procedure for the use of the Board filing cabinet as included in the Board packet. It was seconded by Ms. Husby and approved. (procedure attached as Appendix IV)

COMMITTEE REPORTS, Policies & Procedures, continued

7. **“Pickleball**

Ms. Baca asked that the Committee consider a policy for use of Casa Fiesta for pickleball. Issues of reservations of time and use of facilities by non-Residents were briefly discussed. No action was taken.

“The Committee will meet next on Thursday, Feb. 9, at 9:30 a.m. in the Durr Room.

“Notes from Jan. 17 and Jan. 24 Forums

Approximately 50 Residents, including Board members, plus staff members Robert Hedberg and Jeanne Miletì attended each of the two forums. Mary Pat Adams and Fran Baca made introductory remarks about the tasks of the Policy & Procedures Committee and specifically the changes to Ground Rule #14 concerning private work by HCCA staff on behalf of HC Residents.

The forums were then opened to the audience for questions and comments.

Concerns and questions were mainly that any changes to the current level of personal assistance with daily living tasks would be harmful to the Residents and the general state of being at HC. Some Residents made the point that HC is not an assisted living facility and people who need help with daily living may need to move elsewhere. Another comment was that there is a cost to providing personal assistance for some Residents and that this cost is paid for by all Owners as part of the monthly fees.

The first forum concluded with a request that Residents create a list of the incidental or personal services they would like to see included as part of the monthly fees paid by Owners and submit that to the Board or bring with them to the second Forum. After the second Forum Board President Art Sutton said the P&P Committee would continue to work on this issue and will bring recommendations forward at a future Board meeting.”

- **Garden Club**: Mary Murray reported: We have planted three new apple trees in the orchard. Birds are foraging for seeds and berries in the garden beds. We have a rescheduled quarterly meeting this Saturday, January 28th, at 4 pm in Casa Fiesta. Please come if you can.
- **Library**: Mark Molle sent in the following report: “Plans to reorganize and update the Library are continuing. Our volunteers spend a lot of time weeding books from the shelves to make room for new books. However, this task is very difficult without a clear picture of the reading habits of our library patrons, which will require years of data collection to achieve. We have already removed about 200 books, but our shelves remain filled to capacity and beyond because we have also added 100 new books to the Library during the same period, with another 20 ready to go. Indeed, our most popular collection, Mystery books, is completely filled — including the difficult-to-access ankle-level and top-most shelves — so it may be time to consider installing some additional bookshelves in the northwest corner of the Lobby area, near the magazine rack.”

COMMITTEE REPORTS, continued

- **Book Shoppe:** Pat Little-Auguston reported: “January, aptly named after Janus, the Roman god of transitions, one face looking back and one face looking forward.

“Our January at the Book Shoppe looked back to a successful 2022 but looking forward saw a challenging start to 2023. Heavy storms, electrical outages, a roiling and rising river, our preparations for evacuations, and two evacuation orders. Frankly, that tired us out. Fortunately, the Shoppe stayed dry. No flooding. No leaks in the ceiling. But excuse the pun, our first two weeks in January, as far as book sales went, were a wash. I must report that sales have been down from what we have been accustomed to, and likely we will end January with a fraction of what we have been earning, but we expect to do better as we regain our rhythm.

“However, even the downpours could not dampen the spirit of the Book Shoppe volunteers, who kept the doors open Saturdays 11-2 and Sundays 12-2. Our most memorable visitor was a woman wearing a fleece hoody, who was drenched to the bone, really dripping wet, who came in to ask, “Do you sell coffee table books?” We answered “yes,” as we calculated in our minds how many plastic bags we would need to hold a coffee table sized book to keep it dry. “I’ll come back.” She said, as she sloshed out. If you, that woman, are in the audience today and are still in the market for a coffee table book, we want you to know we have many, and we are expecting you back. One popular service the Book Shoppe offers goes the extra mile by keeping an eye out for books that our visitors tell us they want to buy. When we see those books or others matching their interests, we make a follow-up call and offer to set the books aside for them to buy the next time they are in the Shoppe.

“As January looks forward to February, we see a continuation of our monthly book drawings. February’s book will be *Alice & Sparkle*, a collector copy of the world’s first book written and illustrated by an artificial intelligence program. We also have revived the “Meet Your Local Author” program and have scheduled two authors who are looking forward to meeting all of you in late February.

“Remember to keep those donations coming; our sales proceeds buy new books for the Hacienda Library. For the Book Shoppe, Pat Little-Auguston (831) 293-3153.”

- **Art Group:** Eleanor Robinson gave the report: “Our Art Group is moving into the new year with a schedule including En Plein- Aire Art sessions and a February field trip to the Monterey Museum of Art along with our regular monthly lunch meetings. Ellen Maupin is organizing our February 16th trip to see the “Flora/Fauna” exhibits along with the works of pre 1935 California painters. Donations of art materials for the family of Francisco Ortega are being accepted in the bag on the art table in our Art Room until February.”

8. **UNFINISHED BUSINESS:**

- **Review of Board Goals:** Ms. Baca listed the Board Goals for 2022, and the status of each goal. Goal #1 was to develop a long-term plan for items not on the Reserve Study (sewer system, solar storage, solar phase III, etc.) The Board tabled this goal until 2023, and the year started with the Finance Committee discussing the feasibility of Solar Phase III.

Board Goal #2 was to schedule workshops for parking issues. The workshops were held in May and the Board has since approved installation of an EV charging station. They have also received a recommendation on changes to parking rules from the Architectural Review Committee and those will be discussed at this meeting.

Board Goal #3 is to develop a timeline for goals outlined in the Fire Mitigation's 2021 report to the Board. Mr. Quinn explained that the report set short and long-term goals. We are very close to completing all of the short-term goals. The long-term goals, some of which may require creative funding, will be determined by Rana's recommendations on the overall landscaping of Hacienda Carmel.

Board Goal #4 was to complete the work of the executive committee assigned to the employee handbook. Ms. Baca explained that the employee handbook has been completed and translated into Spanish. The remainder of the executive committee's tasks were sent to the Policy and Procedures Committee. They are currently working on employee job descriptions.

Board Goal #5 was to establish more effective communication between the Board and the General Manager, and between the Board and the membership. Ms. Baca explained that the Board has expanded the agenda. The law says the agenda has to be detailed enough for the members to know whether or not they wish to attend the open meeting. Also, the Board has approved ten Board action procedures, with two more being approved today. We will soon put all twelve procedures into a document to be posted on the Bulletin Board so the membership can look at them, because those are helpful to let members know what the main issues are that the Board will be dealing with month to month. Also, the Board just held two open forums this month, the primary purpose of which was to listen to the members. The Board is always open to other suggestions regarding communications from our members.

Mr. Sutton thanked the Board members for all the work they put into these goals.

- **Review of Proposed Changes to Ground Rule Section 10 – Vehicles & Parking:** Ms. Adams reported that at last month's meeting the Board reviewed and tabled the recommendations on vehicles and parking from the Architectural Review Committee. She made a motion to refer ARC's recommendations on vehicles and parking to the Policy and Procedures Committee for further review. Ms. Graham seconded the motion which carried unanimously.

9. **NEW BUSINESS:** None

10. **COMMENT PERIOD FOR MEMBERS:**

- Niki Tugwell, unit 282, stated that although she uses that area, she agrees with the suggestion to paint the curb on the “Hair Salon Curve,” even though she agrees people do need to drop off groceries there for a short period. She feels it is important to address the safety issue and thinks a speed bump might be helpful. She noted there are a lot of work trucks that park in that area.
- Mary Molle, unit 169, agrees there is a safety issue at the “Hair Salon Curve,” and that a lot of construction vehicles park there. She feels residents do need an area there, however, that they can park to drop off their groceries.
- Jane Bowles, unit 260, felt that by the end of the forum the members were told what they can’t do, but perhaps we can concentrate on what they can do. It was stated at the forum that every member pays for the common expenses, but every member also pays for residents who have gas fireplaces, hot tubs, family staying with them that use more gas, water, etc. She thanked those involved in putting on the forums.

11. **ADJOURNMENT:** The meeting adjourned at 11:50 pm. The next regular meeting of the Board will be held on Thursday, February 23, 2023 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.