

**HACIENDA CARMEL COMMUNITY ASSOCIATION**  
**MINUTES OF THE REGULAR MEETING OF THE**  
**BOARD OF DIRECTORS**  
**Thursday, August 24, 2023**  
**Casa Fiesta**

**PRESENT:**

Mr. Art Sutton, President & Director  
Ms. Fran Baca, Vice-President & Director  
Ms. Jackie Graham, Treasurer & Director  
Ms. Sara Harnish, Corporate Secretary & Director  
Mr. Paul Carriere, Director  
Ms. Elizabeth Husby, Director  
Mr. Brendan Kelly, Director  
Mr. Bill Quinn, Director  
Ms. Niki Tugwell, Director  
Mr. Robert Hedberg, General Manager  
Ms. Jeanne Mileti, Recording Secretary

Twenty-seven 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:** Mr. Kelly requested that item (b) be added under New Business so he can make a suggestion on association procedures regarding landscaping.

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

- Linda Mullally, unit 13, noted that this Board has accomplished a lot in the last several months. Whether or not she agrees with all of the decisions is irrelevant, because the time put in is greatly appreciated. She feels this association deals with issues as well or better than most. Under Architectural Review today is purchase of the new pool furniture. She would like to see that project move forward. As one of our past President's said, "If it's better than it was before, I guess that's progress."
- Susan Reddington, unit 238, reminded the Board that there are seventy-one signatures of community members on file, opposing the Rana Creek Landscape Plan. She did find it interesting that in reviewing the two special meetings that were held on the subject, at the May 15<sup>th</sup> meeting there was one person in favor of the plan, and at the July 19<sup>th</sup> meeting there were two people in favor of the plan. One of those was a former Board member who voted for the plan.
- Mary Pat Adams, unit 131, stated the seventy-one signatures were submitted some months ago. Some people have come to support the plan. She then re-read her remarks made at the July 19<sup>th</sup> Special Open Meeting. (They can be found, in full, on page 8 of those minutes.)

4. **CONSENT AGENDA:**

a. **Approval of Minutes:**

Regular Board Meeting of July 27, 2023  
Special Board Meeting of July 19, 2023

b. **Occupancy Approvals:**

Patricia Golmon Authorized Occupant, Purchasing #207

c. **Sales Activity & Rental Report**

0 units currently listed, with 0 pending sale. 9 units sold since May 1, 2023. The current number of rentals is 42.

d. **Financial Report:**

- i. Review of Financial Statement for July 2023.
- ii. Approval of Reserve Fund expenditures for July 2023.
- iii. Verification of bank reconciliation & check register review for July 2023.

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

5. **PRESIDENT’S REPORT:** Mr. Sutton reported he has asked the General Manager to set up an e-mail account for the President. All e-mails sent to it will be forwarded to him. The address will be [president@haciendacarmelca.com](mailto:president@haciendacarmelca.com).

In Executive Session the Board approved the prior minutes; went over the status of the job descriptions (drafts are done, being reviewed, and will be available for general distribution shortly); discussed removal of personal items in the common area (the General Manager will notify the residents); directed the General Manager to pursue obtaining a written agreement with the doctor and masseuse; discussed counsel’s recommendation that the legal description be reviewed by a title company for accuracy; reviewed some contract completions, the biggest being the asphalt project; and discussed the circuit breakers in the main buildings. There is no definitive answer yet from our insurer – whether the breakers need to be replaced, or whether we can have them inspected and certified by an electrical contractor.

Mr. Sutton reviewed the member comments made at the last regular Board meeting in July. There was a comment suggesting contacts for filing the legal description. Mr. Sutton noted we have a recommendation from our attorney on the matter. There was a question regarding the cost of the site map. That cost to-date is \$17,000, and the map includes the east and west end properties, where the old map did not. Ms. Baca added that the \$17,000 was spent over two fiscal years and there was one engineering firm: Bestor Engineering changed its name to Ward Engineering. There were also two comments about having more intimate forums. Mr. Sutton noted that judging by the turnout at the first forum, that would not be feasible. We also need to consider that COVID has not gone completely away.

There were no letters from members submitted to the Board in the month of August.

6. **GENERAL MANAGER’S REPORT:**

- **Status of Projects:** Mr. Hedberg reported that the new security camera replacement project (one on the bridge, and one on the entrance road to the west end) is now completed. The original estimate was \$2,516 and we spent an additional \$495 to replace defective coaxial cable, for a total of \$3,011.

The site map, created by Ward Engineers, is finalized and ready to go to print. Two large maps will be made for the Front Desk conference room and the Durr Room.

Our new Ford passenger van is expected the latter part of September, and the ‘22-‘23 fiscal year carts have finally been delivered and are in service. The Finance Committee will be recommending ordering of the ‘23-’24 carts at this meeting.

The Casa Amigos upstairs rooms project is underway – we have the flooring and are waiting on the furniture. Once that arrives, we will be doing the rooms two at a time, as we did on the ground floor. Hopefully, they will be completed in time for the holidays.

The new Boiler for Casa Central is in the process of being installed. They had to cut the old boiler into pieces and lower them over the balcony, as it was too large to remove in one piece. The new boiler is 2/3 the size of a standard refrigerator and is 3 times more efficient than the old boiler.

The asphalt project for this year has been completed. Golz construction replaced the parking area by the Art Studio, and some root-damaged areas in front of Casa Central. The contracted amount was \$62,000. There was an additional charge of \$2,889 added on for additional curbing required due to the tree removal, and they brought in a stump grinder and performed that task. The final total was \$64,889. We also had to pay \$550 to Monterey County to obtain a permit to remove trees.

**Electrical Panels:** We are working on the request from our liability insurer regarding the electrical panels in the main buildings. Hopefully, they will allow us to have the panels tested and certified, instead of replaced, which could cost around \$50,000.

**Pool Area Refurbishment:** Will be discussed later in the meeting under the Architectural Review Committee report.

**Flu Shot Clinic:** Our annual Flu Shot Clinic is scheduled for Tuesday, October 3<sup>rd</sup>. It will include an option to obtain a COVID booster at the same time. The clinic will be posted and put in the Bulletin.

**Medical Presentation:** One week prior to the flu clinic, Central Coast Senior Services & VNA will present a program on Medical Advocacy, here in Casa Fiesta. This too will be posted and put in the Bulletin in advance.

**Vacation:** Mr. Hedberg reported that he will be taking a one-week vacation, leaving on Labor Day and returning on September 12<sup>th</sup>.

7. **COMMITTEE REPORTS:** The following committees either presented and/or submitted reports:

- **Finance:** Jackie Graham, Treasurer and Committee Member, reported that the Finance Committee met on August 17<sup>th</sup>.

Ms. Graham reviewed the expenditures from Reserves for the month of July: We paid \$7,268.19 to National Hospitality Supply for a downpayment of one half the purchase of furniture for Casa Amigos; \$847.43 to Tri County Concrete and Granite Rock for concrete replacement; \$116.05 to MJ Murphy for fence repairs; \$2,887.98 to both Bazart Landscaping (mowing) and Rental Depot for fire mitigation measures; \$454.10 to Ewing Irrigation for irrigation replacement; \$2,236.75 to Amazon (MICR printer) and Trisys Inc. (Tapit software) both of which fall under office equipment; and \$753.17 to BID for a replacement washer. The total expenditures from Reserves for the month of July were \$15,151.26.

The Finance Committee considered a quote on two more carts from Turf & Industrial Equipment in Santa Clara (the same dealer we have been working with) for a total of \$22,100.60. We know it will be well into next year before they are received. They require that one half of the quoted amount be paid at time of order. The committee recommended purchase from Reserves. Ms. Baca made a motion to approve purchase of two more utility carts from Turf & Industrial Equipment for a total of \$22,100.60, and to authorize the down payment of 50%. Mr. Carriere seconded the motion which carried unanimously.

Ms. Graham reported that the committee also recommended purchase of the pool furniture, as submitted by the Architectural Review Committee (ARC). Action to be taken under the ARC report.

- **Investment Committee:** The Investment Committee considered a T-Bill in the Reserve Fund which is to mature on September 7<sup>th</sup>. They recommended rolling the \$150,000 into a 12-month investment vehicle (CD or Treasury, whichever offers the highest interest). Ms. Tugwell made a motion to approve purchase of a 12-month CD or Treasury, after the maturity date of September 7<sup>th</sup>. Ms. Harnish seconded the motion which carried unanimously.
- **Architectural Review:** Connie Winners, Chair, reported: “The committee received and reviewed one request for change approved in accordance with the Architectural rules.

**“There were two requests for change constituting a variance.**

**“Request from unit 247** install two separate boxes to cover exposed utilities at the end of the unit after the severe pruning of diseased and overgrown shrubs. The construction of the boxes will be at the owner’s expense. The boxes will be labeled with lettering not smaller than 1” to identify the utility in case of emergency shut-off. Since similar covers have been previously approved it is the recommendation of the committee that the Board approve the variance.” Mr. Kelly made a motion to approve the committee’s recommendation for unit 247. Ms. Tugwell seconded the motion which carried unanimously.

COMMITTEE REPORTS, Architectural Review, continued

**“Request from unit 97** Create three openings between the rafters in the overhang of the patio. This will be done at the owner’s expense. Should there be any future damage due to this removal, the owner accepts full responsibility. The committee recommends the Board approve the request for variance.” Mr. Carriere made a motion to approve the committee’s recommendation for unit 97. Mr. Quinn seconded the motion which carried unanimously.

**“Outdoor Dining Tables under Overhang** – After many months of work in sourcing tabletops we finally received one this week the committee approved to order.

**“Directive from the Board – July 27<sup>th</sup> Meeting** – This is noted in the manager’s report that the pool area, including the deck, is referred to ARC and Finance. The committee has prepared a proposal to purchase outdoor furniture for the pool deck area. The company selected was referred by a committee member who has used their services at a former facility [at which they] were employed. If approved the next step would be final color selections, availability, and delivery time.” Mr. Carriere made a motion to approve purchase of the pool furniture as recommended by the committee, for an amount not to exceed \$11,000 from the Reserve Fund. Ms. Harnish seconded the motion. Following discussion, which included discussion of the timing of the purchase, the motion carried with eight directors voting in favor and one abstaining.

**“Committee Request to the Board** – To better support the Board and to be an efficient committee, we request that when giving a directive to ARC, even though it may have been stated in a Board meeting, it comes in writing defining what is expected from the committee.

Project or Scope of Work  
Timeline – 30 days, 60 days etc.  
Estimated Allocation of Funds if possible

**“Last Note** It was brought to the committee’s attention by the ground’s supervisor a tree on a patio was overgrown and should be addressed. The committee instructed management to write a letter advising the homeowner the tree needed to be maintained in accordance with Article 9.9 of the CC&R’S within 30 days and at the owner’s expense.”

- **Fire-risk Assessment & Mitigation**: Bill Quinn, Chair, reported: “On July 27, FRAM Committee member Mary Pat Adams and Bill Quinn, Chair, attended the meeting of the Board of Directors for the Cypress Fire Protection District to learn of the awards made by that Board for grant applications submitted on behalf of the Association. Such a grant application was submitted on June 30 to the Cypress Fire District for \$40,000 (in a \$20K to \$20K matching grant) in order to continue its wildfire fuel reduction projects, largely around the berm and the West End, for the 2023-24 grant cycle. We are very pleased to announce that that Board approved the application of the Association and awarded us \$20,000 as part of a \$40,000 matching grant.

“On Wednesday, August 9, the Fire-risk Assessment & Mitigation Committee held its monthly meeting. As usual, the first item on the Agenda was a report to the Committee by the General Manager. The Committee members were given a draft map with the final changes to the new site map of Hacienda Carmel prepared by Ward Engineers that shows

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

the entirety of the Association’s real property holdings. The Committee members unanimously approved of the final draft, and a motion was made and adopted to recommend to the Board of Directors the map’s approval by the Board of Directors and the printing and framing of two large maps intended for wall-hanging displays.

“The Committee’s agenda also included the matter of appointment to the FRAM Committee of Association Member Mary Molle. Ms. Molle, who affirmatively volunteered to join the Committee, attended the meeting as a guest, and deliberation of her appointment was conducted in her presence. The outcome of this deliberation was that the Committee unanimously approved of her appointment, and approved recommending her formal appointment to the Board of Directors at the next regular Board meeting.

“Discussion then turned to the next item on the agenda which pertained to the disposition of the Landscape Master Plan. Given that the contract with Rana Creek landscape architects was concluded in May of this year and thereafter paid in full by the Association, and in light of the March 29 Open Meeting intended to seek input from Association Members, together with two separate Special Meetings about the Plan called by a percentage of the membership, the Committee concluded that the question of approving the Plan had been sufficiently vetted within the Association. A majority of the Committee therefore voted to make a recommendation to the Board of Directors that the Landscape Master plan be approved by the Board.

“While not directly related to wildfire mitigation, on the Committee’s agenda was the issue of removal of two trees whose roots were damaging the pavement in the Art Studio parking lot undergoing re-pavement by the Association’s contractor Golz Construction. That issue is nonetheless related to the larger question of tree removal through the permitting processes of Monterey County, which has several categories of need under which trees may be removed, including wildfire mitigation. Because the process is both costly and burdensome to permittees, it was agreed by the members of the Committee in consensus that going forward, the Association would fare better in the tree removal permitting process by hiring a professional arborist to facilitate the Association’s future permit applications.

“Finally, the Committee took up discussion on the question of whether the Board of Directors might agree to waive, under certain and specific conditions, the current policy of requiring the General Manager and no one else to deal directly with the Association’s contractors. The purpose of the request for such a waiver would be for the FRAM Committee to deal directly with wildfire mitigation project contractors who would be paid directly by the Cypress Fire Protection District under the \$40,000 matching grant that District has awarded the Association, as its rules are complex and labor intensive. Accordingly, the specific conditions under which this waiver would be granted are that they would apply: (i) only to the Chair of the FRAM Committee or a fellow Committee-member delegate of the Chair, (ii) only for fire mitigation projects undertaken by outside contractors being funded by the District’s fuel reduction grant; and (iii) only for the 2023-24 grant year, which ends June 30, 2024. A majority of the Committee members approved of the proposal, and the General Manager raised no objection to it.”

COMMITTEE REPORTS, Fire-risk Assessment & Mitigation, continued

Mr. Quinn made a motion that the Board of Directors hereby appoint Association Member Mary Molle to the Fire Risk Assessment & Mitigation Committee as a regular and voting member of the Committee. Ms. Baca seconded the motion which carried unanimously.

Mr. Quinn made a motion that the Board of Directors hereby approve the last and final version of the full HCCA site map produced by Ward Engineers that shows the entirety of its real estate holdings and authorize the General Manager to arrange for the printing and framing of two large maps to display as wall hangings, with costs (not-to-exceed \$1,200) to be paid from the Reserve Fund. Mr. Kelly seconded the motion which carried with eight voting in favor, one abstaining from voting.

Mr. Quinn made a motion that the Board of Directors hereby approve and adopt the “Landscape Master Plan” produced and finalized in May 2023 under contract with Rana The Cohabit Company, Inc. (aka “Rana Creek”). Mr. Carriere seconded the motion. The discussion regarding the vote, in its entirety, follows:

Mr. Kelly made the following remarks: “Rereading the community petition on landscaping, meeting notes, and the Board’s comments, it stands out that we are divided by a common language. That is, the discord around the landscaping issues boils down to differences of opinion about aesthetics exacerbated by not hearing one another.

“Objections and support have been expressed to the landscaping plan developed by Rana Creek. A petition signed by more than 70 Hacienda residents objects. An unknown number of residents have expressed support.

The petitioners “oppose changes to the landscape **aesthetic**” of the plan and their petition refers to “aesthetics” 6 times.

“The petition refers 5 times to “**defensible space**” urging compliance with the law and continuance of the work on fire breaks.

“The petition mentions high **HOA fees** twice.

“The Board was petitioned to hold two special meetings with the community. In the second meeting (19 July 2023), the board provided written responses to 6 questions they had heard from members concerning:

- funding for implementation of changes to landscaping,
- scale of landscape changes,
- the relationship between the landscape plan and fire safety, and
- compliance with state law.

“The Board highlighted that our fire mitigation work was responsible for our comparatively favorable insurance rate.

COMMITTEE REPORTS, Fire-risk Assessment & Mitigation, continued

“Rereading the record, it stands out that the petitioners and the board agree about the importance of:

- aesthetics
- fire mitigation
- costs

“There are legitimate differences of opinion as to what would, in fact, preserve the beauty of our community. All agree with the importance of fire mitigation, although without a doubt the devil will be in trade-offs.

“Costs are unclear to everyone, and that lack of clarity is reflected throughout the record.

“Thus, regardless of whether we approve the Rana Creek plan, leave landscape decisions largely with management, or find another approach, we will have to make many decisions over many years about how to implement our plans.

“Rana Creek recognized the importance of an implementation plan, and on pages 54-56, they gave us limited guidance in 73 words.

“In the short term, the recommended implementation plan calls for enacting Firewise action strategies and hiring an arborist to conduct a property wide tree assessment.

“The Fire Risk Assessment and Mitigation (FRAM) committee has been implementing the plan and has had success with the recommended Firewise strategies but has been stymied in finding an arborist to take on a tree inventory.

“Elsewhere in their plan, Rana Creek refers to a HC “tree committee.” The reference is not clear.

“It seems to me that approving the Rana Creek plan without a clearer more detailed implementation plan will not accomplish what is needed and likely will fuel a lot of disharmony.

We need a clear, long-term implementation plan to:

1. Comply with state law
2. Comply with county law
3. Reconcile the disparities in those laws
4. Comply with HCCA rules
5. Modify HCCA rules as necessary

With respect to Hacienda rules, we need to clearly and consistently articulate:

- Who makes decisions about what to implement when and how?
  - Our rules give the Architecture Review Committee (ARC) authority over removing and planting of trees by residents and grounds staff in common area. Does the ARC, in fact, receive requests from either residents or staff?
  - FRAM instigated and oversaw development of landscaping plan



COMMITTEE REPORTS, Fire-risk Assessment & Mitigation, continued

- FRAM recommends that it designate one of that committee to represent the association to contractors working on fire remediation including tree removals
- Would a landscape committee:
  - Be better able to make landscape decisions without the tasks of reviewing architectural changes or fire mediation decisions?
  - Create opportunity for broader participation in aesthetics decisions?
  - Give clear guidance to staff and contractors?
  - Minimize board time spent on landscaping details?

“Let’s build on the good work of the Board and its committees and the good input of the community by establishing clearer more inclusive processes for implementation of a landscaping [plan] and fire mitigation.

“Without clear details for the process of implementation—likely to require more than 73 words—I think it premature to approve any landscaping plan.”

Fran Baca gave the following remarks: In my 42 years in accounting, I did a lot of tax planning with a lot of different clients. I will give you a few examples: I get a phone call where the client says, “I need a new business car. Should I buy one or should I lease it?” And my answer was, “It depends.” Come on in, we’ll talk about the facts and circumstances of your case, and then we’ll decide.” I get another call: “My business is growing, it is going gang busters, and we need more space. I have a chance to lease this building here long term or buy this building. Which should I do? “It depends. Make an appointment. We’ll talk about the facts and circumstances in your case, and then we can make a decision.”

We have all talked about the landscape plan ad-nauseum – for months and months and months. The first power that the Board of Directors has, under our Bylaws, is to make contracts. That’s what we did by contracting with Rana. I can’t tell you, and you probably can’t tell me, how many members you’ve talked to about the Rana plan. I’ve talked to everybody that has asked me a question. But I will tell you one thing, of all the people that I have talked to, the only one that I asked questions of and got the answer, “It depends,” was Mary Pat Adams. I asked her about the watering question. Do we water once a week, or once a day? Do we water deep, or do we water shallow?” Her answer was, “Fran, it depends. It depends on the soil.” When I asked her, “What do we plant here?” she said, “Fran, it’s a comprehensive plan. What might go well in the east end, might not go well in the west end. It depends.”

Just last Saturday she took me on a tour of some of the grounds and she said, “This tree here is protected and it’s valuable.” And I said, “If it’s valuable are we going to be able to dig it up, roots and all?” “It depends.” Everything depends. The Rana plan is a long-term plan and it is going to have to be implemented slowly, and methodically, and provide for change as it comes up. Things have changed drastically here since 2011 when Hacienda purchased that planting design, which included 14 plants, of which we have not planted all of them. The Rana plan is comprehensive. There are parts of that plan we will never implement, but we’ve got to move forward one step at a time and do the best we can one year at a time. If we wait to have all our ducks in a row, we are never going to get started.

COMMITTEE REPORTS, Fire-risk Assessment & Mitigation, continued

Sara Harnish added to Ms. Baca's comments and incorporated Mr. Kelly's thoughts. Nothing prevents us from creating a landscape committee going forward. And she would suggest that we think about that. But she agreed with Ms. Baca that it's time to put this to rest. It's a plan, not a rigid contract, and it needs to move forward.

Mr. Sutton added that we have a planting moratorium throughout the whole complex. It's time to stop that. We need to be able to take the areas where we have had to remove plant material, and now we're looking at bare dirt. We have to be able to stop hiding behind, "I'm sorry, I can't fix this because we have a planting moratorium" He would suggest approving the Rana plan so we can move forward. Mr. Sutton called for a vote and the motion carried with eight directors voting in favor, one opposed.

- **Policies & Procedures:** Sara Harnish reported: The Policy & Procedures Committee met on August 10, 2023 with members Fran Baca, Nikki Tugwell, and Elizabeth Husby, chair Sara Harnish and advisor Robert Hedberg. Jeanne Milette attended the first portion of the meeting.

**1. Job descriptions for staff**

The Committee divided up the preparation of job descriptions using the Board-approved template. The list of job descriptions are as followed: General Manager, Assistant General Manager, Accounts Receivable, Accounts Payable, Front Desk (including package delivery role), housekeeping, gardening, maintenance, utility, The job descriptions will ultimately be presented to the Board for review and approval.

**2. "Use of G&G Rooms**

- a. G&G rooms 5 and 14, the Art Studio and Termite Shop
  - i. Committee noted that the expansion of the Art Studio patio will be on the August 24<sup>th</sup> Board agenda.
  - ii. Committee discussed ways to encourage the clearing out of excess personal items in common areas, and specifically G & G room #5. This matter will be referred to the Executive Committee with the recommendation that the GM be authorized to issue letters to two residents regarding removal of stored items. The committee recommended that storage be allocated for active projects only.

**3. "Use of Casa Fiesta for Pickleball play.**

- a. The pending Ground Rule policy 28 review period is still in effect. The final Board review will occur at the 8/24 Board meeting.

- 4. "Revision to the employee handbook regarding penalty for violation referred to Board for review and approval of proposed changes. The committee recommended approval of the proposed changes." Sara Harnish read the revisions. Ms. Harnish made a motion to approve the changes to the employee handbook. Ms. Graham seconded the motion which carried unanimously.**

COMMITTEE REPORTS, Policies & Procedures, continued

5. “Proposed changes to Ground Rule #14 and discussion of CC&R 9 remain tabled until the job description project is completed. The committee did discuss next steps including a recommendation to Finance committee to review rates currently charged for off the clock work as opposed to private work by employees.
  6. “GM recommendation for future P & P review: Develop a policy regarding service animals applicable to both residents and their guests.”
- **Events & Entertainment:** Michael Zarefsky submitted a report: “On August 12, 2023 E&E sponsored the Hacienda Carmel 61st Birthday Party. As of the date of this writing we have not yet been billed for our food and beverage costs. To determine our net costs to date would be speculative. An accounting will be provided at a later date. We have several events planned for September. Gustavo will do a piano tribute to Rachmaninoff on September 9th. On September 17th the Carmel Valley singers will be performing at Casa Fiesta.”

Joanne Sarrica announced that on Monday, September 4<sup>th</sup>, the E&E Committee will hold a “Play Day on the Green.” Hot dogs, chips, cookies, soft drinks, beer, and wine. Only \$5.00 per person. There will be games (Croquet, Bocce Ball, Bean Bag Toss) and music as well.

- **Ad Hoc Fire Alarm:** Mr. Sutton announced that the committee was appointed at the last Board meeting. They plan to take a hard look at what is required by law to provide a fire alarm system and hope to find a way to replace our system for a reasonable amount. They will be holding their first meeting next week.

Suzy Crary asked to be appointed as a committee member but after seeing how many people are already on the committee, withdrew her name.

8. **UNFINISHED BUSINESS:**

- **Proposed Ground Rule Change - Pickleball:** Ms. Baca made a motion to approve the change to the Ground Rule on Pickleball play and to direct the General Manager to order the proposed sign. The rule was posted for 28 days for member comment. Ms. Tugwell seconded the motion which carried unanimously.
- **Proposal for Expansion of Art Studio Patio:** Ms. Baca made a motion to deny the request by the Art Group to expand their patio. Ms. Harnish seconded the motion. During discussion, Ms. Baca noted we do not have the \$2,500 to give the Art Group now, as we have a shortfall due to this year’s insurance policies coming in over budget. The G&G Rooms, per the Reserve Study, are to be funded by the Operating Fund. She suggested we authorize staff to do the work but ask that the Art Group come up with the amount to cover materials. She expanded her motion to include her suggestion. It was seconded by Ms. Harnish and carried with five directors voting in favor, four opposed. Following further discussion, Ms. Baca asked that the Board table the provision of labor until we hear from the Art Group. The Board agreed that the item should be put on next month’s agenda.

9. **NEW BUSINESS:**

- **Discussion regarding HOA Meeting Minutes** : Ms. Baca reported: “When I distributed the handout “HOA Meeting Minutes” to the Board two months ago, my intention was twofold: 1) to propose a discussion of Member comments during the Open Forum segment of each meeting and the Letters by Members to the Board received each month and how both the comments and letters are incorporated and made part of the minutes, and 2) to propose a discussion of Adams Stirling’s interpretation of the CA civil code regarding open vs. closed committee meetings.

“On August 7, 2023, the first Open Forum meeting was held. During the brainstorming section of the meeting, several subjects were suggested and prioritized as possible topics for future forums. Two of the subjects which were grouped and voted on by the members in attendance as a topic for a future forum were “Letters to the Board” and “Getting Residents Involved.” The forum covering these two topics will be scheduled soon, and I believe that the discussion during this forum will include the topics I was proposing to cover with the discussion of HOA Meeting Minutes. In light of the forum coming up, I believe the HOA Meeting Minutes discussion by the Board is not indicated at this time; therefore, I move that the item be removed from the agenda.” Motion was seconded by Ms. Tugwell and passed unanimously.

- **Proposal of Landscape Committee:** Mr. Sutton referred back to the comments made by Mr. Kelly on the approval of the Rana landscape plan. He proposed we consider if a landscape committee is in the best interest of the community and the Board. There was no action taken.

10. **COMMENT PERIOD FOR MEMBERS:**

- Elizabeth Husby, unit 74, recalled a recent scam that took over her computer when she was using it – it was quite frightening. She suggested if this happens to you, 1) stop, 2) breath, and 3) before taking any action, call somebody who can help you.
- Eleanor Robinson, unit 279, is on the Art Council. She noted that the request to expand the patio was made last October. The council will have to meet to determine funding. Addressing some of the discussion by the Board she noted the Art Studio is open from 8 am to 8 pm every day. As was pointed out in last weeks’ bulletin there are art books there for loan to anyone who would like to borrow them. She further explained the two-tiered membership of the group, and explained there are seven artists using the studio at this time for their projects.
- Linda Mullally, unit 13, noted that the County won’t let you put in a new concrete pad in a flood plain. It would have to be pavers. She stated it is time to move forward with the pool area refurbishment as soon as possible. And about the landscape plan, we have to start somewhere.
- Haze Braudrick, unit 268, noted there are a lot of people here who don’t drive and have no way out in case of emergency. She proposed those people connect with neighbors who might agree to help them out if needed.

COMMENT PERIOD FOR MEMBERS, continued

- Jane Bowles, unit 260, remarked on the discussion about the art room, and the sharing of common area. She noted they used to pick fruit and other items in the garden area, but the Garden Club put fencing and a lock around the orchard. She also reported there were screaming kids in the pool the other day at 6 o'clock in the evening and would like a policy to keep them out at that hour.

Mr. Hedberg cited the current swimming pool rules. Children are allowed to swim after 1 p.m., until the pool closes. If there are problems with noise or other nuisances, the Front Desk should be notified.

- Bill Bennett, unit 227, was pleased to hear Mr. Kelly speak today and appreciates his efforts. He would like to see the entire comments posted.
- Donna Bessant, unit 214, explained that she is the secretary of the Art Council. She explained about the group – being two dimensional artists who have 7 desks in the studio at their disposal and provide the art shows. Anyone is welcome to come into the art studio. They wanted to expand the patio so they can do instructional sessions. The group has some money left from last year and will have money coming in next year. They will need to discuss how much they will have to spend on materials for the patio.
- Connie Winners, unit 197, noted that scams take the form of phone calls, as well as computer scams. She knows someone who lost considerable money to a scam and cautioned all to be very careful.

11. **ADJOURNMENT:** The meeting adjourned at 12:28 p.m. The next regular Board meeting will be held on Thursday, September 28, at 10 a.m. in Casa Fiesta. The Board will meet at 8:30 a.m. in the Durr Room prior to the open meeting.