

HACIENDA CARMEL COMMUNITY ASSOCIATION
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS
Thursday, March 28, 2024
Casa Fiesta

PRESENT:

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

ABSENT:

Mr. Brendan Kelly, Director

Thirty members attended the open meeting in Casa Fiesta.

1. **CALL TO ORDER:** The open meeting was called to order at 10:14 a.m. by Art Sutton, President.
2. **REVISION OF AGENDA:** Ms. Graham requested that the Financial Statements and verification of accounting documents be removed from the Consent Agenda, to be tabled until next month.
3. **MEMBER COMMENTS ON AGENDA ITEMS:** No members made comments.
4. **CONSENT AGENDA:**
 - a. **Approval of Minutes:**
Regular Board Meeting of February 22, 2024
 - b. **Occupancy Approvals:**
Pam Davis Authorized Occupant, Purchasing #251
 - c. **Sales Activity & Rental Report**
4 units currently listed, with 2 pending sale. 16 units sold since May 1, 2023.
The current number of rentals is 43.
 - d. **Financial Report:**
 - i. Approval of Reserve Fund expenditures for February 2024.

CONSENT CALENDAR, continued

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

5. **PRESIDENT'S REPORT:** President Art Sutton, reported:

- a. Report of discussion in Executive Session and any items requiring Board action:
 - The Board discussed the drainage concern near unit 169.
 - The Candidate's Forum has been set for 2 pm on Friday April 26th, with the ballots to be mailed out that afternoon.
 - The General Manager reported that he and Bill Quinn met with the principals at Quail Lodge to discuss the Memorandum of Understanding (MOU) for weed removal. Quail will be forwarding the MOU to their legal department.
 - The Board was informed that the corrected legal description of HCCA property, re-written by Bill Quinn, is ready for submission to the Secretary of State and to the County Recorder.
 - It was reported that the pickleball injury claim was for \$250,000, but the actual settlement was for \$85,000 (to be paid by the insurance carrier). Guests are no longer allowed to play at Hacienda Carmel. The board will consider approval of a hold harmless agreement later in the agenda.
 - The Board discussed the reduction of the fuel load on the west end, which is an ongoing project.
 - The circuit breakers are almost completed and, as a result, we are no longer under threat of cancellation by our liability insurer.
 - The podiatrist saw her first patients here last week. She will be staying, gratis, in the Guest House one night per month.
 - The Board discussed the proposed cell tower, and they are in the process of gathering more information, but they are not in a position to provide the membership with the information to make an informed decision yet. There will be a forum held on the subject so that all members can participate.
 - The Board approved the new contract with Commercial Energy for gas at a fixed rate of 63.1 cents per therm, a reduction of 14% over the current price. The contract runs from May 1, 2024, through April 30, 2025.
 - Ms. Baca added that the slate of candidates has been posted, as required. The candidates are Mary Pat Adams, Bill Bennett, Joan Murray, and Rochelle Blank Zimmer. There are four candidates for three spots. She thanked the Nominating Committee: Flossie Stowell, who served as Chair, and Michael Zarefsky.
- b. Correspondence from or to Residents or others.
 - There were seven letters in opposition to the cell tower.
 - Two letters were written to residents about rule violations.

PRESIDENT’S REPORT, continued

- One letter requested a short-term rental to another member during construction in their unit. Ms. Graham made a motion to approve the short-term rental between two owners. Ms. Harnish seconded the motion which carried unanimously.
- One letter thanked Catherine Robinette for helping with her cable TV.
- One letter was to donate a pair of barstools and a globe. The Board accepted the bar stools and declined to accept the globe.
- One letter regarded the wording of Article 10 in the CC&R’s, and this language will be modified for clarity.

6. GENERAL MANAGER’S REPORT:

- **Refurbishment of Casa Amigos room 307:** Mr. Hedberg reported that Room 307 (the apartment in the Guest House) is now completed. It has new flooring and a remodeled kitchen with new cabinets and countertops. Any resident wishing to see it may check out the key at the Front Desk when the room is not in use.

Main Circuit Breakers: Covered by the President.

Refurbishment of Pool & Pool Deck Area: We now have a spec sheet that will be sent out to three bidders, so that the scope of the work being bid on is consistent in all three bids.

Status of HCCA Property Legal Description: We will be sending a notice of amendment to the Secretary of State. The process requires a motion by the Board of Directors. Ms. Graham made a motion to file the amendment to the Articles of Incorporation with the Secretary of State of California, to update the property legal description. Ms. Tugwell seconded the motion which carried unanimously. Mr. Hedberg noted that the new filing is a result of the diligence of Director Bill Quinn, who found discrepancies in the old document when additional property was acquired.

New Podiatrist: This was also covered by the President, however, Mr. Hedberg noted that there was a good response from the residents to having a Podiatrist available on site, so the doctor may consider twice monthly visits in the future.

Meeting with Quail Lodge: Mr. Hedberg and Mr. Quinn met with the General Manager and Field Engineer of Quail Lodge to discuss the memorandum of understanding for the removal of weeds on the Quail property, adjacent to Hacienda Carmel. Also discussed was improvement (maintaining) the ranch road between Hacienda Carmel and Rancho San Carlos Road. Quail will be sending the MOU off to their legal representatives for consideration.

GENERAL MANAGER’S REPORT, continued

Fitness Cycles: One of the two recumbent fitness cycles in the fitness center needs to be replaced. The Finance Committee will make a recommendation for replacement.

Computer Problem: Members will have noticed by now that they did not receive statements this month. The problem is that there was a power surge that affected the main server in the business office, which ties the network together. Part of that server was damaged, but nobody knew that. In recovering data lost due to the power surge, it was discovered that, although the damaged server was sending information for backup, it was not sending all the accounting data. Therefore, files were lost from November of 2023 forward. This data is being restored by our IT company and as soon as it is entered, we will be able to produce monthly maintenance statements, and financial statements. We apologize for the inconvenience. The server has now been replaced and we have put additional backup methods in place.

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 March 21st. The committee will review the February and March financial statements next month. Because there was no review of the financial statements (due to the computer data loss) the Investment Committee did not meet to discuss the CD that matured on March 22nd. Ms. Graham recommended we replace the CD with an 18-month CD. Ms. Harnish made a motion to approve purchase of an 18-month CD in the amount of \$150,000, to replace the CD maturing on 3/22/24. Mr. Carriere seconded the motion which carried unanimously.

Ms. Graham reviewed the Reserve Fund expenses for the month of February 2024. Details follow:

- \$2,158.99 Fresh Face Cabinets, MJ Murphy, Best Buy for Guest House room 307
- \$1,021.91 Peninsula Tint & MJ Murphy for building surface repairs
- \$1,196.25 Monterey Bay Telecom for phone infrastructure
- \$1,491.06 Ewing Irrigation for landscape replacement
- \$224.80 MJ Murphy for fence repairs
- \$423.63 Granite Rock for concrete surfaces repair
- \$5,000.00 Golz Construction for fire mitigation
- \$5,594.06 Opus Consultants for office equipment

- Total for February 2024 - \$17,110.70

The committee recommended replacement of one of the recumbent cycles in the Fitness Room, however, the Board wants to make sure the cycle is accessible (does not have a bar that needs to be climbed over) before they agree to purchase the cycle that was recommended by the committee. Therefore, the item will be tabled until next month. (Mr. Sutton thanked Mary Lou Donegan for bringing this to the Board’s attention.)

COMMITTEE REPORTS, Finance, continued

The Finance Committee also recommended that the budgeted 3% match to the 401k be paid to the employees' accounts on a quarterly basis, rather than an annual basis as was done with the discretionary contribution in the past. Ms. Harnish made a motion to approve funding the 401k on a quarterly basis, beginning with the first quarter of 2024. Ms. Tugwell seconded the motion which carried unanimously.

Ms. Graham announced that Gus Underdown, Finance Committee Member, has sadly passed away and the committee recommended Bob Kampworth be appointed to the committee to replace him. Ms. Baca made a motion to appoint Bob Kampworth to the Finance Committee. Mr. Quinn seconded the motion which carried unanimously.

The Reserve Study for the fiscal year beginning May 1, 2024, has been finalized, and the committee recommends its approval. Ms. Baca made a motion to approve the Reserve Study for the fiscal year 2024-2025. Mr. Carriere seconded the motion which carried unanimously.

Finally, the committee recommends approval of the Fiscal Year 2024-2025 Budget. Draft 3, which was the draft reviewed at the special open meeting on the budget, remains as discussed at that meeting. Mr. Quinn made a motion to approve the Budget for the Fiscal Year 2024-2025. Ms. Harnish seconded the motion which carried unanimously.

- **Architectural Review:** Connie Winners, Chair, reported: “The committee received and approved three requests for change to units in accordance with the Architectural Rules.

“There was one request for change to the exclusive-use patio from 258 constituting a variance the committee recommended for approval.

“**Unit 258:** Request removal of large orange tree in accordance with the HCCA Tree Policy at the owner's expense. The tree has grown over the roof of 258 and 259. There is laundry/sewer drain between the tree and fence that could be a future problem. Grounds Supervisor inspected the tree and recommended the removal” Estimated cost to owner is \$200. It should only take a couple of staff members two hours to remove.

“**Unit 247** Owner requests relocating plants on the east side of the common area to the south side. Request was referred to the Landscape Subcommittee for review and recommendation to ARC.

“ARC recommends the approval of the revised draft of Notice to Owner's regarding remodeling work and the fire alarm system. Owner acknowledging receipt of notice.” Mr. Sutton requested that the form be dated. Ms. Baca made a motion to approve the revised “Notice to Owner's Regarding Remodeling Work” form. Ms. Husby seconded the motion which carried unanimously.

“The general manager and committee member, Ken Rothstein, are formulating the scope of work for the pool upgrade bids and will have a more detailed report in the April meeting. (Specs already sent out for bids)

“**Landscape Subcommittee:** Update on sites 133, art studio parking area, and 197: Site work has been completed for the Art Studio area, with no site work required at 197. Partial

COMMITTEE REPORTS, Architectural Review, continued

work has been completed at 133. The remaining work will be completed the week of April 9th after the grounds supervisor returns from vacation. When completed, plants and material will be ordered by the general manager for delivery where they will be placed by a LSC member and planted at the direction of the grounds supervisor.

“Site Review 185, 189: After removal of trees and shrubs at the site the grounds supervisor noted a possible drainage issue. A meeting was held yesterday with the general manager, grounds supervisor and LSC member to review the issue to ensure the new landscape plan could be installed as designed. The grounds supervisor recommended there was no need for a dry bed from the downspout of 185 to the walkway at 189. In removing the dry bed from the plan there may be a need for a few additional plants. There is already a perforated drainpipe in the area of 189. The design plan for that area will remain as planned.

“Request to Approve & Fund Landscape Design Plan for 185, 189: ARC approved and recommended the approval and funding for the Landscape Design Plan for 185, 189 in an amount not to exceed \$1,500.” Board members thanked the committee for photos of the recommended plants and asked that common names of the plants be cited. Mr. Carriere made a motion to approve the landscape for 185, 189 in an amount not to exceed \$1,500, to be expended from the Reserve Fund. Ms. Harnish seconded the motion which carried unanimously.

“Lighting Subcommittee: The lighting subcommittee met after the ARC meeting so there was no report to review. The report in your packet has been presented for your review. ARC looks forward to receiving information as discussed in the subcommittee’s report of March 19, 2024, for review at their April 10th meeting.”

- **Fire-risk Assessment & Mitigation:** Bill Quinn, Chair, reported: “This month’s Report of the Fire-risk Assessment & Mitigation or FRAM Committee begins on February 21, 2024, one day before the February meeting of the Board of Directors, with a visit by CalFire Capt. Ascarie in order to consider pre-approvals for two fuel-reduction projects, one to be paid for with Cypress FPD grant funds, and the other to be paid for by the Association as a grant match. As usual, Committee member Mary Pat Adams and the Chair met with Capt. Ascarie and walked sections of the Association’s property, discussing the goals of the projects. At that meeting, Capt. Ascarie approved a grant-funded post-mastication completion and clean-up of the West End, and also approved a grant-matching project for limbing, thinning, and leveling two separate large stands of Hollywood junipers inside the berm.

“Following those approvals granted by Capt. Ascarie, on February 27 Erick Sanchez of Specialty Tree visited Hacienda Carmel to learn the goals and details of the Association’s needs included in the new approved projects. Within days of that meeting with Mr. Sanchez, the Association received Specialty Tree Service’s itemized bid of \$8000, and also provided tentative dates for the work, with the juniper stands being treated in two phases—March 20 and April 1 - 3—and the West End completion work beginning on April 22 and lasting several days.

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

“On Monday, March 4, a well attended HCCA Forum on wildfire risks and mitigation efforts, the FRAM Committee’s work, and related grants and Firewise USA considerations was held. A seven-minute video news clip on wildfire ember cast was shown to everyone, which was followed by information and comments presented by both FRAM Committee member Mary Pat Adams and then the Chair. These comments were then followed by numerous and insightful questions from the audience, and this interesting Q&A portion wrapped up the Forum at its conclusion after two hours of sharing of information and earnest discussion about the improved wildfire defenses and safety that have occurred in the past 2½ years.

“The FRAM Committee held its regular monthly meeting on Wednesday, March 13, 2024. Among the many agenda items discussed was an update on the draft Memorandum of Understanding (“MOU”) between the Association and the Quail corporation concerning cooperation in wildfire fuel reduction allowances on one another’s property, which was scheduled for Friday, March 22. In addition, the GM Reported on the accounting regarding man-hours or the reimbursable labor done toward HCCA grant obligation by the Grounds Crew, which so far this grant cycle amounts to 18 hours at \$28.54 per hour.

“This was followed by a detailed report of Mary Pat Adams on the upcoming schedule of Specialty Tree Service contract completion trimming of April 22 - 26 at West End, and the two separate thinning projects of the Hollywood junipers inside the berm on March 22, and April 1 - 3. The West End project was especially detailed owing to the scope and duration of the project, and potentially involving the pre-leveling of earthen mounds found on the West End property by virtue of the mastication of the undergrowth that had concealed the mounds for years.

“Following this report, discussion then turned to the agenda item dealing with *additional* contract work for any remaining (1) grant funded projects and (2) HCCA grant obligation for the 2023-24 grant cycle and whether Grounds Crew will participate. This item included removal of junipers within the “zero zone” around buildings inside the berm and how to prioritize their removal. This subject was discussed together with formulating Cypress FPD grant projects looking ahead for the 2024-25 grant cycle, including both ideas and budgets, an application for which must be submitted in draft form in early June prior to the June 30, 2024 deadline. As to the identification of the specific junipers within the “zero zone” around buildings and the priority of their removal in the 2023-24 grant cycle, Committee members Mary Molle and Brendan Kelly kindly volunteered to create such a list.

“The Committee then turned its attention to the long-term maintenance of the two mastication projects undertaken by Golz Construction, the first occurring on January 30, and consisting of mastication of underbrush in a large area of the West End, at Golz’s daily rate of \$2500. This work was done in part to reduce the presence of poison oak, which became a deterrent to the Association’s Grounds Crew to conduct the limbing of trees in the area. The second and basically identical project occurred on February 5, 2024, which cleared another sizeable and remaining portion of the West End of undergrowth and vines. The Committee considered the post-mastication maintenance of this area over time and concluded that going forward the Association might consider using goats to maintain the extensive underbrush clearing work as a gentler, less intrusive, and eco-friendly method to keep the area attractive.

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

“The Committee next considered another item that was tangentially related to the post-mastication clean-up work scheduled for the week of April 22, which was leveling the large mounds of earth that were revealed by the mastication work, adjacent to the RV storage area on the West End. Some debate centered around this topic about whether the FRAM Committee should even consider this task, since it does not deal directly with wildfire mitigation, but the Committee concluded that since the whole area is designated to be covered with a carpet of wood chips, and since the leveling should occur prior to the spreading of those chips, that there was enough nexus to the Committee’s work that a motion should be made to the Board of Directors to have Golz or another such company level the mounds to an elevation consistent with the surrounding surface area. Accordingly, the Committee concluded that the Chair should make such a motion at the March meeting of the Board. In addition, the Committee also concluded that since Golz or another such company would already have a machine on site to do that work, a formal recommendation to the Board ought to be made to have the company also grade the area on the south side of the green waste pile to improve the drainage of water in that vicinity, following a study of that site and a plan for its grading.

“Discussion of the last agenda item involved a short list of various administrative topics, including (1) mailing to numerous HCCA Residents from Cypress FPD on defensible space, weed abatement, and other issues; (2) status of evacuation plan information from HUB International, and next steps for pursuing such plan; (3) a recap of Hacienda Carmel’s March 4 Forum on fire mitigation; and (4) a scheduled March 26th quarterly zoom meeting with Monterey Bay Firewise partners administered by Fire Save Council of Monterey County.

“On March 20 following the FRAM Committee’s monthly meeting, the first of the Hollywood junipers stands inside the berm near Unit #133 was thinned by Specialty Tree Service. Their work effected a significant reduction of the fire fuel load within that stand of junipers, and the Association was authorized by CalFire to apply the cost of \$1600 it paid to Specialty Tree toward its matching grant obligation for the 2023-24 grant matching amount of \$20,000.

“On Friday, March 22 a meeting was held at 2:00 pm at the Quail Lodge between the Association, represented by the General Manager and the Chair of the FRAM Committee, and the Quail corporations represented by its GM Kai Lerman and the head of his grounds crew, Carlos. Two topics of mutual interest were discussed. First, there was discussion of a draft Memorandum of Understanding (MOU) dealing with cooperation between the parties, and the Quail representatives listened with interest and attentiveness. While they did not then commit to endorsing the MOU, neither did they give any indication that it was not possible to enter. They stated that the draft MOU had been sent to their corporate offices to be reviewed by their attorneys, that they would follow direction from the corporate office upon their receipt of it, and that they would let us know the outcome. Second, there was discussion of the 25' wide right-of-way (ROW) known as the “Ranch Road,” in which they acknowledged that the Association is the holder of the ROW, and that they occasionally maintain it, but that they have no practical uses for the road. It also appears Quail may be amenable to splitting the cost of an improved gate at its intersection with San Carlos Ranch Road with the Association, and that they would entertain any specific proposals for that improvement that would allow for a double-lock system.

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

“Finally, at 5:30 pm on Tuesday, March 26, the Chair participated in a Zoom conference call with the Monterey Bay Firewise Partners at its quarterly meeting. There were 32 participants, and the key speakers were Chief Melissa Curtis, who runs CalFire’s “Defensible Space” program, and Mindy Esqueda of Monterey County’s Department of Emergency Management (“DEM”). Each gave a presentation, following which there was a Q&A session for participants. A question was directed to Chief Curtis regarding the State legislature’s progress on the “zone zero” issue of what will be allowed under state law to be placed or planted within the zero to 5' space around buildings and structures. Chief Curtis stated that there was currently a bill in the legislature providing that if the zone zero workgroup in the state Assembly fails to complete this task by the end of 2024, the entire matter would be referred to CalFire to determine and set those statewide zone-zero regulations. After the presentation by Ms. Esqueda of the County’s DEM, she was asked about providing assistance to those communities that were in need of the services of a company to design and produce an emergency evacuation plan, and she stated that she would be available to guide such communities if asked.”

Mr. Quinn made a motion that the Board of Directors direct the General Manager to contract with a company to use vehicular equipment to level the elevated mounds of earth exposed by the recent mastication of the West End near the RV storage area to an elevation consistent with the surrounding surface area by spreading the earth comprising those mounds equally around such surrounding surface area, at a cost not to exceed \$4,800. Ms. Husby seconded the motion which carried unanimously.

Mr. Quinn further noted that the FRAM Committee recommends that the Board of Directors consider clearing and/or improving the natural channel of water drainage at the southwest corner of the West End parcel, and specifically on the south side of the green waste pile, to eliminate impediments to that east-to-west water flow or drainage into the Carmel River, or alternatively refer this matter to the Architectural Review Committee for such action. The General Manager reported that the water we saw accumulate in that area a year ago came from the river. There is certainly room for improvement in that area and he suggested getting two bids on grading work and having them both look at that area for additional bids. The Board consented to direct the General Manager to get two bids for the April Board meeting.

- **Policies & Procedures**: Sara Harnish, Chair, reported: “The Policy & Procedures Committee met on March 14, 2024 with members Fran Baca, Niki Tugwell, Elizabeth Husby, chair Sara Harnish, and advisors Robert Hedberg and Jeanne Mileti present.
 1. Proposed changes to Ground Rule #14 resumed after acceptance of the job descriptions by the Board at the February meeting. The committee agreed to leave Ground Rule 14 as is, with very slight revision, and to resume work on Ground Rule 15. Ground Rule 15 is provisionally titled “Requests for Services by Association Employees” and will address requests by HCCA residents for incidental services, on-the-clock-work and private work performed by HCCA employees. This is a work in progress and has been tabled until the next P & P meeting on April 8, 2024, at 10:00.

COMMITTEE REPORTS, Policies & Procedures, continued

2. On a related note, sample performance evaluations were provided by Robert for the committee's review. The committee will review before the next meeting. Discussion was tabled until the next meeting.
3. In December, the Board referred discussion of a Hold Harmless agreement as recommended by our HUB representative to the P & P committee. After review of two agreements drafted by Robert, the HUB representative made only one suggested change referring to guests, but which will not be included because no guests are allowed to play pickleball. No suggested changes were made to the Termite Shop Hold Harmless Agreement by HUB, but Director Bill Quinn made some insightful changes that the committee agreed should be added. Signage will be added at the Termite Shop stating that all residents must sign the Hold Harmless Agreement at the front desk before using the Termite Shop equipment. Fran will circulate the Hold Harmless Agreement for Pickleball among the players.

Ms. Harnish made a motion to approve the Hold Harmless Agreement and signage for the Termite Shop, which requires users to check in at the Front Desk first. Ms. Husby seconded the motion which carried unanimously.

Ms. Harnish made a motion to approve the Hold Harmless Agreement for the pickleball players. Ms. Husby seconded the motion which carried unanimously.

4. Ground Rule 16 will address use of Casa Fiesta for Pickleball play. Drafting of the new rule was tabled at this time.
 5. The committee recommends that the Finance Committee review current rates charged for HCCA employees doing on-the-clock work and update them in keeping with current costs.
- **Events & Entertainment:** Margee Bennett reported: "On February 25th E&E hosted Dinner & a Movie. Approximately 35 people attended this fun event.

"On March 9th we had our first ever Pickleball exhibition at Hacienda Carmel. We had a certified referee which made for a fun time. Many non-resident pickle ball players showed up to cheer on our players. Around forty people attended the event.

"As of 3/22/2024 our remaining unused budget funds are not ascertainable because of the data loss in the accounting system. It is estimated that approximately \$1,000.00 is available."

Ms. Bennett added that Bingo will resume on the second Thursday of the month, instead of the third Thursday. The next game will be on April 11th and each card will be \$5.00.

COMMITTEE REPORTS, continued

- **Ad Hoc Fire Alarm:** Bob Kampworth reported: “The Alarm System Committee met yesterday, Tuesday, March 27th for the fourth time. We have learned that there are many intricate elements to our alarm system. The good news is that we do not have to spend \$750,000 on a new system. In addition, we are finding ways to fine-tune the billing system that will save us money on repair costs. The committee may have one or two more meetings, but we can see the finish line.”

8. **UNFINISHED BUSINESS:**

- **Approval of Annual Disclosures Document:** Ms. Baca explained that the Annual Disclosures document, dated March 2024, only needed updates to budget, Alternative Dispute Resolution, insurance information, and the Reserve Fund disclosure and study. With the approval of the budget and the reserve study today, the document is ready to be printed and distributed to all owners. Ms. Baca made a motion to approve the March 2024 Annual Disclosures document. Mr. Quinn seconded the motion which carried unanimously.

9. **NEW BUSINESS:**

- **CC&R Section 10.6:** Mr. Sutton explained that Section 10.6 of the CC&Rs deals with insurance to be maintained by owners. There is some misleading wording in that section, such as “Personal Property,” which refers to the individual’s ownership of that unit and the items therein. He noted that we will be asking our insurers and legal counsel to help us modify the language in this section for clarity. Until we have a draft of the modified language, the item is tabled.

10. **COMMENT PERIOD FOR MEMBERS:**

- Pat Parrish, unit 42, thanked the Board and General Manager for finding a podiatrist.
- Sam Womer, unit 58, spoke about trespassers using the berm and suggested we post security on the bridge to stop them.
- Bill Bennett, unit 227, asked if there is an expiration date on the Hold Harmless documents.
- Pat Ostrom, unit 286, read her letter to the Board on language in the CC&Rs, remediation of clearing on the west end, and gas-powered leaf blowers.
- Dale Agron, unit 297, spoke in opposition to the cell tower.
- Bob Kampworth, unit 200, noted the vegetation on the west end will take longer to come back if it is graded.
- Mary Lou Donegan, unit 291, commented on the recumbent cycle replacement in the fitness room.

COMMENT PERIOD FOR MEMBERS, continued

- Flossie Stowell, unit 264, thanked the Board for the opportunity to serve on the nominating committee and encouraged members to become involved.
- 11. ADJOURNMENT:** The meeting adjourned at 11:44 a.m. The next regular Board meeting will be held on Thursday, April 25th, 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.