

**HACIENDA CARMEL COMMUNITY ASSOCIATION
MINUTES ARCHITECTURAL REVIEW COMMUNITTEE MEEETING
Wednesday, October 8, 2025, Egon Durr Board Room**

COMMITTEE MEMBERS PRESENT

Connie Winners, Chair
Karen Jeffries
Sam Parsons
Flossie Stowell

Rochelle Blank-Zimmer
David Mills, Alternate
Ken Rothstein, Board Liaison
Catherine Robinette, Community Manager

CALL TO ORDER

The chair called the meeting to order at 9:30 AM.

APPROVAL OF MINUTES

The committee approved the minutes of the September 10, 2025, meeting with the following correction:

- Add recording secretary to Rochelle Blank-Zimmer

Motion to approve the minutes with correction was made by Sam Parsons, seconded by Karen Jefries, carried unanimously.

CORRESPONDENCE

None

COMMUNITY MANAGER REPORT

- Most areas of the berm have been planted; waiting for a few plants
- New wood handrail installed at 126
- A Liquid Amber tree at the pool area will be removed by Specialty Trees
- Laundry room clearing and paint will be a winter project for maintenance
- Landscape Design proposal for 169/170 from Cagwin & Dorward should arrive next week
- Management searching for another bid for pool deck refurbishment

BOARD LIAISON REPORT

The Board approved:

- The plants for the area at 134
- The substitute path light RAD LL323B temporarily to replace non-functioning fixtures
- Board tabled the approval of the digital TV monitor proposed by E&E for further information

MEMBER REQUESTS FOR CHANGE OR ADDITION TO UNIT

- **Unit 67:** Motion to approve new front door in accordance with Architectural Rules, Hacienda color Burgundy made by Flossie Stowell, seconded by Sam Parsons, carried unanimously.
- **Unit 156:** Motion to approve install of new electrical panel. Locate in the master bedroom wall or hallway by a licensed electrician, made by Rochelle Blank-Zimmer, seconded by Sam Paarson, carried unanimously.

- **Unit 83:** Motion to approved new front door in accordance with Architectural Rules, Hacienda color made by Sam Parsons, seconded by Rochelle Blank-Zimmer, carried unanimously.
- **Unit 278:** Motion to approve running new gas line for new dual-fuel gas range by licensed contractor made by Rochelle Blank-Zimmer, seconded by Sam Parsons, carried unanimously.
- **Unit 203:** Motion to approved purchasing, planting, and maintaining flowers along the exterior fence in the common area motion made by Rochelle Blank-Zimmers seconded by Flossie Stowell, **to deny** the request. Chair will inform owner in letter in accordance with Article 7 the request can be appealed to the Board of Directors carried unanimously.

UNFINISHED BUSINESS

- **Lighting:** After reviewing the findings of the committee's evening walk around property on September 15, Rochelle Blank-Zimmer recommended another walk offered by the electrician from Carmel Valley Manor to view where we need lighting and how far should it be spaced. Rochelle Blank-Zimmer will email committee members when the date is scheduled for the walk. The community manager will plan to attend.

A copy of existing lightings tasks for maintenance, grounds, and security recommended by the Ad Hoc Subcommittee on Lighting was presented to the committee to request approval from the Board to have the tasks completed and report back after completion. Motion made by Rochelle Blank-Zimmer, seconded by Sam Parsons, carried unanimously.

- **Refurbishment of Casa Fiesta Kitchen and Bathrooms:** Sam Parsons and committee chair obtained estimates for a gas range, range hood, countertops, sink and faucet feeling that the kitchen cabinets could wait until next year. The bathrooms are in good condition and do not need any refurbishment. The committee recommended not replacing the countertops, sink or faucet at this time, but requested the community manager to obtain a quote for the range and hood, and email committee for approved prior to the Board meeting on October 23 to take advantage of a sale price that ends on 10/27/25.

NEW BUSINESS

None

MEMBER COMMENTS

None

ADJOURNMENT

The meeting was adjourned at 11:00 AM. The next meeting is scheduled for Wednesday, November 12, 2025, at 9:30 AM in the Durr Room.