

**CARMEL KNOLLS PROPERTY OWNERS' ASSOCIATION
BOARD MEETING MINUTES**

DATE: June 13, 2017

VENUE: Home of Celeste Akkad

PRESENT: Celeste Akkad, President
Doug Smith, Vice-President
Kim Livensparger, Treasurer
John Krattli, Secretary
Valerie Hunken
Carol Pendergast
Penn Shortes

1. Approval of Past Minutes

The minutes of the January 24, 2017 Board meeting were approved before the meeting by an online polling of the Board members.

2. Treasurer's Report

The Association's checking account has a balance of \$10,730.

The Association's funds are used to pay for on-going expenses for the upkeep of the landscaping at the entrance to Carmel Knolls Drive (including watering and gardening), the Summer and Winter CKD Neighborhood Parties, and incidental expenses such as payment of the Association's federal taxes.

The Board believes it is prudent to maintain a reserve for one time expenses that may arise, e.g., this past winter the Association needed to replace the irrigation valves and rain sensor for the landscaping at the bottom of the hill.

Members who have not paid their annual Association dues of \$65 are encouraged to do so.

3. Old Business

a. Evaluation of Nextdoor Online Social Network

After evaluating over the last several months the online Nextdoor social network, the Board has decided not to recommend it as a means for the Association to communicate with our members.

Nextdoor's stated goal is to allow people in designated "neighborhoods" to communicate with each other on any number of matters, including garage sales, recommendations for a dentist, finding a lost dog, or selling a used bike. Participants are notified by daily emails of the most recent posts in their selected "neighborhood." A "neighborhood" can be quite expansive and include the entire Monterey Peninsula.

The Board felt it appropriate to leave it up to our individual residents to decide if they want to join this social network.

4. New Business

a. Committee Reports

Social Committee

The Social Committee is in the thick of preparation for the Association's upcoming Summer party which will be held on July 22, 2017. See below for more details.

Infrastructure Committee

Celeste Akkad has been in communication with CalFire and the Rio Vista Homeowners Association about reducing the fire danger in our area. A meeting has been scheduled with CalFire to inform our residents of what we can do and whether grant funding is available for fuel reduction measures. The meeting is scheduled for July 13, 2017 at 5 p.m. See below for more information.

Neighborhood Watch Committee

New neighbors (and any existing neighbors who haven't yet done so) are encouraged to share their email addresses with the Association so that the Association can communicate when emergencies and neighborhood safety issues arise.

You can send the Association your email address by using the Contact Page on the Association's [website](#). The Association will not share residents' email addresses with third parties or other residents.

We're glad to report that as new folks join our neighborhood, they are sharing their email addresses with the Association.

Communications Committee

Doug Smith sent our Association members an informative email about 2 invasive non-native plant species that are threatening our area. **French Broom** AKA

genista is a major fire hazard and can take over the landscape. This yellow flowering plant has carpeted some of the broad hill slopes on the north side of the Carmel Valley, and is present in the Knolls and especially abundant on both sides of Carmel Knolls Drive along the lowest 100 yds of the road. **Italian Thistle** is a spiny plant with purple flowers. It can also take over, driving out native plants and becoming a monoculture.

Please try to remove those invasive species from the Knolls. If you would like help removing Thistle or Broom from your property please let us know by using the Contact Page on the Association's [website](#).

b. Trailers, RVs, and Temporary Structures on Area Streets and Properties

Over the last several months, some residents have expressed concerns about trailers and RVs parked along Carmel Knolls Drive, and in driveways.

The Monterey County Sheriff's website indicates that any vehicles parked or left on any public street may be marked by officers as possibly abandoned. Owners then have 72 hours (3 days) from the time it is marked to remove the vehicle before it is considered to be an abandoned vehicle and may towed away.

The Declaration of Restrictions recorded for Carmel Knolls Drive properties provides as follows:

"3. Temporary Buildings. No shack, tent, trailer or temporary building of any kind shall be erected, moved onto or maintained except that temporary construction sheds incidental to the construction of a building on any building site may be permitted but only for the period which such building is under construction."

The deed restrictions are binding on all Carmel Knolls residents and can be enforced by civil action by concerned neighbors. As agreements by and between the property owners, the deed restrictions are not enforced by the County.

All of us are rightly proud of our Carmel Knolls neighborhood. The Association counts heavily on the good neighbor values of mutual respect and consideration by all residents to maintain the aesthetics, safety, and quality of life we all enjoy on the Knolls.

c. Weed/Brush/Tree Control and Fire Hazards

Celeste Akkad reported on her discussions with the Cypress Fire Protection District (CFPD) and the Rancho Rio Vista HOA about reducing the fire hazard posed to our neighborhoods and the availability of grant funding for fuel reduction projects.

A meeting has been set for July 13, 2017.

d. Dougherty Landslide Update

Our most recent information is that the County inspected the landslide and has concluded that at present it does not threaten the stability of Dougherty Place.

e. Summer Party

The Association's Summer Party will be held on Saturday, July 22nd in the Barnyard at neighbor Rich Brimer's studio, Carmel Visual Arts, Space F22. The party will last from 4 to 6:30-7:00. Back by popular demand from last year, the party will feature flights of beer from the Peter B's Brewpub. Instead of bratwurst, this year's party will feature Allegro's pizza.

Please mark your calendars, as last year's party was a great success.

f. Access to Hatton Canyon

Doug Smith and Penn Shortes volunteered to investigate the feasibility of accessing Hatton Canyon where the park property abuts lower Carmel Knolls Drive.

5. Future Meeting Topic

The Association will seek to arrange a presentation for our residents by the Big Sur Trust and State Parks Department about planned trails and open space in our area.

6. Adjournment

A motion to adjourn the meeting was seconded and unanimously approved.