

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

DATE: November 1, 2016

VENUE: Home of Celeste Akkad

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

JULY MINUTES

John Krattli made a motion to approve the minutes of July 12, 2016 and Carol Pendergast seconded the motion.

TREASURY REPORT

Kim Livensparger explained the activity of our checking account since January 1st:

- Dues payments received from 85 residents added up to \$5535.
- Gardening services for the entrance have amounted to \$1943.56.
- Water at the entrance has cost \$521.44.
- Cost of the Beer and Brats Party came to \$340.92.
- Tax preparation was \$76.
- Post Box rental is \$60.
- Postage, flyers, and materials for the Neighborhood Watch sign cost \$539.44
- January's cash total was \$7067.52
- November's cash total is \$9121.06, hence a net gain of \$2053.54.

OLD BUSINESS

1. Casitas Carmel

- The developer of the low-income housing project off Carmel Valley Road, Terrex Development Corporation, apparently began the project prematurely before he knew the full extent of Monterey County regulations and the Carmel Valley Master Plan's restrictions. Consequently, he has withdrawn from the entire process. We will continue to monitor the situation.

2. Dead trees in the Knolls

- Lynette Redman, of the Resource Management Agency of Public Works for the County,

contacted Celeste Akkad to say the dead trees at the bottom of the hill would be removed before Christmas and other trees along CKD would have dead branches cut.

NEW BUSINESS

1. Slate of officers for 2017 and members at-large

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

2. Attracting new board members.

- Board members generally hold office for three years. It is preferable for a member not to seek the job of president until after the second year, especially if that member is new to the neighborhood.
- Carol Pendergast expressed concern that new members might shy away from being a vice-president thinking that they would then have to become president.
- It was agreed that we should be more proactive in seeking new board members

3. Communications Committee

- A discussion ensued with regard to making the website more user-friendly.
- Penn Shortes informed us about NextDoor and recommended using it so that all residents have the opportunity to share information or to request recommendations for service providers such as babysitters, plumbers, handymen, and contractors independent of Board involvement.

4. Social Committee

- A holiday party is scheduled to take place on December 10 from 4 to 7 PM in the Barnyard at Carmel Visual Arts located directly above Carmel Valley Coffee Roasting Company with access from the rear of the building.

5. Neighborhood Watch Committee

- Welcome packets are now distributed to new residents, both owners as well as renters.
- Valerie Hunken suggested that welcome packets be given to block captains to distribute to new residents in their particular area. This will save Celeste Akkad from having to drive packets to individual homes as she has been doing.

6. Entrance to the Knolls

- Kim Livensparger reported that Cal Am had phoned him asking that the irrigation system be retrofitted and updated. Subsequently, this was rectified at a cost of \$899.06.
- Carol Pendergast asked if the system is on a timer in order to prevent waste of water during rainy days. Celeste Akkad will call the gardener to inquire if there is power at the bottom of the hill.

MEETING WAS ADJOURNED