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**CARMELA COMMUNITY ASSOCIATION  
BOARD MEETING MINUTES  
JANUARY 26, 2012**

**NOTICE OF MEETING:** Upon due notice, given and received, a meeting of Carmela Community Association Board of Directors was held Thursday, January 26, 2012 at the Carmela Park Area.

**PRESENT:** Mark Sanchez, President; and Kathleen Fitzpatrick, Secretary/Treasurer. Bonnie Hagerman represented Desert Management.

**ABSENT:** Damian Cano, Vice President (excused)

**CALL TO ORDER:** Mark Sanchez called to order at 1:00P.M.

**HOMEOWNERS PRESENT:** Per sign-in sheet

**HEARINGS:** *(see executive) None*

**GUESTS:** John Pedalino – Village Properties Advisor present to provide updates.

- Golden Voice Promoters, City Officials and Police Department Officials will be present for a meeting on Thursday, February 9, 2012 @ 2:00 P.M. for Rancho Santana and 3:00 P.M. for Carmela. Location is the Park Area at Rancho Santana.
- Medium Strip corner of Monroe and Ave. 52 was discussed. John Pedalino reported that there are no requirements to complete this median and due to the continuing economic conditions the expenditure of the required funds is not feasible at this time.
- Also reported that the Madison Club has no requirement or deadline to complete landscaping along their side of Avenue 53.
- Topping of the streets was brought up. Village Properties advised that the required “topping” has been completed and the cracking around manholes would be addressed with the contractors that did the street “topping”.

**SECRETARY’S REPORT:** Kathleen Fitzpatrick moved and Mark Sanchez seconded to approve the October 27, 2011 Board of Directors Meeting Minutes as submitted. All in favor. Motion passed unanimously.

**TREASURER’S REPORT:** October 31, 2011, November 30, 2011 and December 31, 2011 Financials were reviewed. Mark Sanchez moved and Kathleen Fitzpatrick seconded to approve the Financials as presented. All in favor. Motion passed unanimously. As of December 31, 2011 the association had \$9,596.92 in the operating account and total of \$174,785.84 in the reserve account.

**MANAGEMENT REPORT:**

- a. Confidential *(executive session)*
- b. Incoming/Outgoing – Reviewed with appropriate action to be taken.

55 c. Proposals –

- 56 • Colt Security (Coachella Fest \$4620.00 per gate & Stagecoach \$1680.00 per  
57 gate) No action at this time. HOA will negotiate with Golden Voice to pay for  
58 the required security. No action at this time. Tabled for further review.

59 d. For your Information – Various articles were reviewed with no action required.

60 e. Action Items – Nothing Additional

61 f. Authorization to Lien – Mark Sanchez moved and Kathleen Fitzpatrick seconded the  
62 “Authorization to Lien”:

- 63 • Lot #20 Tract 31874-1 Lot #7 Tract 31874-2
- 64 • Lot #10 Tract 31874-2

65 All in favor. Motion passed unanimously.  
66

67 **COMMITTEE REPORTS:**

68 a. Architectural/Design Review – Ron Fitzpatrick/Chairperson –

- 69 • 81-913 Via La Serena – Solar Conversion – Approved.

70 b. Landscape – Jerry & Isabel Zamora/Chairpersons – Written report submitted.

- 71 • Funds available for Landscape Extras (plant & tree replacement) Management  
72 reported that the annual operating budget for 2012 is \$7650.00 compared to the  
73 2011 annual budget of \$5000.00.

- 74 • Height of bougainvillea on the brick walls was discussed. The Board of  
75 Directors advised the height of preference is to the top of the wall.

- 76 • Tree on vacant developer lot has a tree that has branches hanging of rear yard of  
77 81-929 Via La Serena. Management to issue work-order to Nissho Landscape  
78 to do necessary trimming.

- 79 • When will Madison Club landscape along Avenue 53 be completed?  
80 Management was requested to send letter to the Madison Club on this matter.

81

82 **UNFINISHED BUSINESS:**

- 83 • Nissho Performance – Management to request the new Director of Operations, John  
84 Burzinski be present at the April meeting and report on recent activity completed.

- 85 • Leaning Block Wall – Management to send Certified Letter advising that the water  
86 leak from rear yard and trees that need to be removed become part of the “Escrow  
87 Demand” when property goes through escrow.

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89 **NEW BUSINESS:** None

90

91 **OTHER BUSINESS:** None

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93 **OPEN FORUM:**

- 94 • Concerns regarding the security during Coachella Fest – HOA to negotiate with  
95 Golden Voice on paying for the required security during the festivals.

- 96 • When will Rancho Santana landscape the medium along Monroe Avenue?

- 97 • Hazard coming out of Monroe gate and making a U turn at Avenue 53.

- 98 • Excessive water at end of Contento cul-de-sac. Management to issue work-order to  
99 Nissho to check on the irrigation schedule and adjust accordingly.

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101 **Carmela HOA**  
102 **Minutes – January 26, 2012**  
103 **Page Three**

104  
105  
106

107 **APRIL AGENDA –**

- 108 • Nissho Landscape Update
- 109 • Festival Security

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111 **MEETING SCHEDULE:** - The next years meeting schedule is as follows:

112 4<sup>th</sup> Thursday of the month, @ 1:00 P.M. in the Park area.

- 113 • April, 26, 2012

- 114 • July 26, 2012

- 115 • October 25, 2012 (annual followed by board meeting)

- 116 • January 24, 2013


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118 **ADJOURNMENT:** There being no further business to discuss, the meeting adjourned  
119 to Executive at 2:50P.M.

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Secretary