

**CARMELA COMMUNITY ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
FRIDAY, FEBRUARY 16, 2018 – 11:00 A.M.
LOCATED AT CARMELA PARK AREA**

PRESENT: Jeff Beyer, President
Jim Montgomery, Vice-President
David Broadfoot, Secretary/ Treasurer

Ashley Roquet & Luis Garcia of Desert Management.

OTHERS PRESENT: Homeowners per sign in sheet.

CALL TO ORDER: Jeff Beyer called the meeting to order at 11:02 a.m.

HOMEOWNER FORUM: Homeowners requested that meeting notices and agendas be emailed to them prior to the meeting, suggested up lights at the front entry on Monroe Ave., and discussed the installation of an enclosure at the kiosk on Monroe Ave. Management will obtain proposals to install LED flood lights at the front entry on Monroe Ave and a proposal to install an enclosure at the kiosk on Monroe Ave.

Discussion ensued regarding the duties of the Design Review Committee and the Landscape Committee.

SECRETARY'S REPORT: The board reviewed the minutes of the October 6, 2017 regular meeting of the Board of Directors. Jim Montgomery moved to approve the minutes of the October 6, 2017 regular meeting as presented. David Broadfoot seconded the motion, with it passing unanimously.

The board reviewed the minutes of the 2017 Annual Meeting. No changes were requested.

TREASURER'S REPORT:

The Board reviewed the financial packages of October 31, 2017 through January 2018. After some discussion, Jim Montgomery moved to approve the financial packages of October 31, 2017 through January 2018 as presented. David Broadfoot seconded the motion, with it passing unanimously.

ARCHITECTURAL COMMITTEE'S REPORT:

Jeff Beyer made a motion to ratify the following actions of the Design Review Committee and the Landscape Committee:

- Acct #97-00025- installation of river rock in front yard.
- Acct #97-00052- installation of wrought iron gate.

Jim Montgomery seconded the motion, with it passing unanimously.

The current members of the Landscape and Design Review Committee were announced.

OLD BUSINESS:

The board acknowledged the termination letter sent to Horizon Lighting.

NEW BUSINESS:

The board reviewed management's Action List and Walkthrough List.

Discussion ensued regarding the association's list of current vendors. David Broadfoot recommended that a point of contact for each vendor and the times of their service is added to the list.

David Broadfoot moved to modify Animal Pest Management's gopher service from a monthly basis to a quarterly basis effective immediately. Jeff Beyer seconded the motion, with it passing unanimously.

The board then discussed Powerful Pest Management's services. David Broadfoot moved to terminate Powerful Pest Management's contract. Jeff Beyer seconded the motion, with it passing unanimously. Management will send Powerful Pest Management a (30) thirty day termination notice.

The board reviewed proposals for street sweeping and cleaning of the storm drains. The board agreed to conduct further research on the vendors and table this matter until their next Executive Session.

The board then reviewed Newman and Associates proposal in the amount of \$1,350 to conduct the 2017 financial statements and tax returns. Jeff Beyer moved to approve Newman and Associates proposal as presented. David Broadfoot seconded the motion, with it passing unanimously.

Discussion ensued regarding the proposal for security services during the Coachella and Stagecoach Festival weekends in April 2018. The board agreed to conduct further research on the vendors and table this matter until their next Executive Session.

The board discussed the maintenance of the vacant lots and their current condition. Damian Cano of Village Properties agreed to reimburse the association for any necessary maintenance to the vacant lots upon their approval of the proposed work. The board will consolidate a work schedule to submit to Village Properties.

Brief discussion ensued regarding coyotes in the community. No action was taken.

The board reviewed the notification of Desert Management's team that assigns Ashley Roquet as their Community Association Manager and Luis Garcia as their Assistant Community Association Manager. The board was in agreement to allow Ashley Roquet to sign operating checks that do not exceed the amount of \$500.

HOMEOWNER CORRESPONDENCE:

The board reviewed the following accounts that are due for a hearing regarding exterior home
CARMELA COMMUNITY ASSOCIATION
02/16/18 REGULAR MEETING
PAGE 3

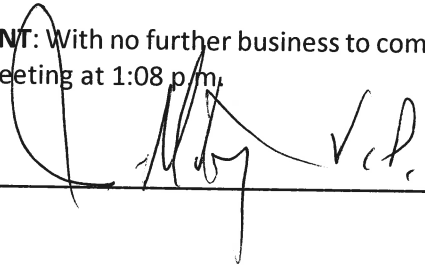
maintenance. The board directed the Design Review Committee to follow up on these accounts and forward a progress report to the board for review at their next Executive Session.

NEXT MEETING DATE:

Regular Board Meeting, Friday, May 11, 2018 at 11:00 a.m. at a location to be determined. David Broadfoot requested that a room be reserved for the next regular board meeting at an expense not to exceed \$150.

ADJOURNMENT: With no further business to come before the board, Jeff Beyer moved to adjourn the regular meeting at 1:08 p.m.

ATTEST: _____

A handwritten signature in black ink, appearing to read "Jeff Beyer", is written over a horizontal line. The signature is cursive and includes a checkmark-like flourish at the end.