

Wednesday July 11, 2018 @ 7:00PM

In attendance were Rick Wyatt, Larry Pabst, Jimmy McMullan, Sheila Spagnolo, Melissa Rittlinger, Mitch Houschell (guest), Sharon Houschell (guest)

Minutes taken at the Carshalton by the Bay Homeowners Association, Inc. Board of Directors meeting.

1. At the ACC's request the Board clarified the Architecture Guidelines regarding 'screening' from view pertaining to objects stored behind fences. The Board agreed that based on past interpretations, legal opinion, and original intent of the document that campers, RV's and such should not be viewable from the street.
2. The Board discussed and voted to amend the Architecture document to include a \$500 deposit to pay for damages caused by major construction such as: curb damage, concrete wash, mud caked roads etc. The deposit is due upon project application. Unused deposit will be returned to the property owner. The changes are posted on our website www.carshaltonbythebay.org.
3. Jimmy McMullan presented current budget status.
4. The Board reviewed outstanding violations and fines. It was proposed to review the fine structure to compensate for the effort required to administer violations and fines and especially the effort to file and release liens for violations that escalate to that level.. The proposal will be discussed at the next Board meeting.
5. The Board agreed to obtain a cost proposal to replace the fence rails at the intersection of Carshalton and Reflection (nearest to the park). Rails still in good condition will be re-used to replace missing and broken rails along Jordan Road.
6. The next Homeowners meeting is scheduled for 9 am, Saturday, 4 Aug in the Pavilionj.