



Welcome
CMR-RCA Informational Meeting

Agenda



- A. Call to order
- B. Introductions
 - Board
 - Committee
 - Walters
 - Attorney
 - City Representative(s)
- C. Updates from all parties
- D. Q&A (Limited to a maximum of 30 mins)
- E. Adjournment

Introductions



CMR-RCA Board

- Gary Brizard – President
- Veerachamy Swaminathan (Swami) - 1st Vice President
- John Coffey - 2nd Vice President
- Joseph Valencia - Treasurer
- Otto Steinbusch – Secretary

Golf Course Committee

- Otto Steinbusch – Board Member
- Alan Hahn
- Betty Santohigashi
- Evelyn Schneider
- Larry Fontaine
- Margaret Cameron
- Pete Lynch

Walters Management

- Heather Wiltshire

HOA Attorney

- John Epsten - Epsten Grinnell & Howell

City Representative

- Councilmember Mark Kersey's Office



Board Update



What Has the Board Done?

1. We heard the golf course was closing...
2. Emergency Executive Meeting with the Attorney
3. Sent letter to Membership (USPS + Email)
4. Met with Kevin (water, fence style + placement)
5. Announced informational meeting
6. Special Board meeting to form committee
 - a) Approved committee
 - b) Approved charter
7. Selected new committee members



Board Update



What is the Special Committee?

1. 7-members (1 Board member)
 ½ live on golf course
2. Self organized – focused, agile
3. Operate based on charter
4. Explore options (if any)
5. Report options to the Board
6. Allows Board to focus on running the HOA

CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSOCIATION
GOLF COURSE COMMITTEE CHARTER AND RESOLUTION

ARTICLES

1. Name. The name of the Committee is the CARMEL MOUNTAIN RANCH GOLF COURSE COMMITTEE ("Committee").

2. Creation. The Committee is created pursuant to the powers of the Board of Directors to create committees under Corporations Code section 7212 and the Association's Governing Documents, including Article IV, Section 4.17, of the Bylaws.

3. Purpose and General Responsibilities. The purpose of the Golf Course Committee and its general responsibilities are:

- a. To explore the Association's potential options with regard to the golf course closure.
- b. To provide a complete cost analysis of any such options, including short and long term financial impacts, insurance costs, development costs, legal costs, water costs, maintenance costs, and individual homeowner costs.
- c. To provide a supporting feasibility study for any such options.
- d. To provide a survey to poll the support level of the Association's membership with regard to any golf course options.
- e. To provide recommendations to the Board in connection with the above.

Committee meetings.

7. Committee Recommendations. A majority of the number of Committee members shall constitute a quorum for the transaction of business and for deciding upon the recommendations to be made to the Board of Directors. Every act or decision done

- a. Enter into contracts with third parties.
- b. Incur fees, costs, charges and expenses of whatever nature for which the Association will or may become responsible that exceed \$_____ in any calendar month.

Dated: _____ Secretary

Board Update



Now What?

1. Committee to organize, explore options, report
2. Keep membership updated – email and web
 - a) Please visit HOA web site often www.cmrrca.org
 - b) Please ensure Walters has your email
 - ✓ Mail to membership costs about \$3000 per letter
 - ✓ HOA runs on a fixed budget

Please stay positive/keep an open mind!

- ✓ Any outcome will take time
- ✓ We all want what is best for CMR



Other Updates



Walters Management

- Heather Wiltshire



HOA Attorney

- John Epsten - Epsten Grinnell & Howell



City Representative

- Councilmember Mark Kersey's Office





Some Ground Rules:

1. State your name/ask your question
2. Please remain respectful – a safe place
3. Please be mindful of the time (90 seconds per)
4. One person speaks at a time





Thank You!
Meeting is Adjourned