



Carmichael Creek Neighborhood Association, Inc.

Est. 1986

www.carmichaelcreek.org

Next Board Meeting: Thursday, July 12, 2007 at 7:00 p.m. at The Cabinet Studio, 7907-A Fair Oaks Boulevard.

Minutes of June 14, 2007 CCNA Board of Directors Meeting:

President Richard Humphrey called the meeting to order at 7:08 p.m. The meeting was held at Cabinet Studio on Fair Oaks Boulevard. The following Board members (noted by an "x" at the left of their names) were in attendance:

x	Anne Berner		Sandy Helland	x	David Schoellhamer
x	Peggy Berry	x	Richard Humphrey	x	Frank Weisman
	Lora Cammack		Keith Jones	x	Walt Yost
x	Sharon Doughty	x	Buck Meyer		
x	Sandra Dunn	x	Amanda Ness		

Jim and Louise Gibboney, Milka Lausevic, Lee Ridgeway, and Joyce Weisman also attended.

Secretary's Report: Minutes of the May 10, 2007 Board meeting were approved (MSP).

Treasurer's Report: Sharon Doughty gave the treasurer's report via Email:

Beginning balance	\$4953.85
Deposits (+)	0
Expenses (-)	54.90
Ending balance (01/11/07)	\$4898.95

The following expenses were approved (MSP): \$129.99 for Buck Meyer for stamps for the minutes.

Membership: Anne Berner, membership chair, reported that membership stands at 134 households.

Old Business:

- **Election of President:** Richard Humphrey was elected President by an Email vote of the Board in early June. The ten members of the Board who voted all approved. A recent change to the bylaws allows Email votes.
- **Markis development:** The Board voted by Email in early June to approve sending a letter to Sacramento County opposing the draft Environmental Impact Report for the Markis property homes adjacent to the American River. The eight members of the Board who voted all approved. A copy of the letter is available on our website.
- **Election of Officers:** The Board voted Amanda Ness as Acting Vice President, Sharon Doughty as Treasurer, and David Schoellhamer and Walt Yost as co-Recording Secretaries. (MSP)

- **Proposed Carmichael Water District Lot Line Adjustment, 6931 Landis Avenue:** On April 16, 2007, the Carmichael Water District (CWD) Board of Directors unanimously tabled a request for a lot line adjustment that would have enabled densification beyond that allowed by the Carmichael Creek Neighborhood Preservation Ordinance. They said they wanted a fair appraisal of value and an environmental report from an engineering firm before reconsidering. CCNA sent a letter of opposition to CWD, available from carmichaelcreek.org. CWD told members that a revised proposal is expected soon and that it may be considered at the July 16 CWD Board Meeting.

New Business:

- **Proposed Accessory dwelling, 3149 Edgehill Lane:** The Carmichael Community Council will consider this request June 20. They had previously approved the request but must reconsider it because neighbors were not notified. The dwelling is proposed to be built on a 45 foot wide rectangular peninsula from the 1.7 acre main property. Normal zoning requires at least a 75 foot width. According to neighbors, there is a variance for the property allowing development there if access is from Edgehill Lane, not Stanley Avenue. The initial County staff report did not address these issues and shows access from Stanley. The lot is zoned RD2 so density restrictions in the Neighborhood Preservation Area are not violated. Neighbors are concerned that development on such a small piece of land will ruin the semi-rural character of the area and that placement of the dwelling far from the main house on the lot is a prelude to renting, subdividing, or selling. The Board approved (MSP) writing a letter supporting the neighbors position to have access off Edgehill Lane and relocating the dwelling out of the 45 foot wide peninsula.

Next Meeting: The next CCNA Board meeting will be July 12 at 7:00 p.m. at The Cabinet Studio, 7907-A Fair Oaks Boulevard. All CCNA members are encouraged to attend. There will be no Board meeting August 9.

The meeting was adjourned at 8:47 p.m.

Respectfully submitted,

David Schoellhamer, Co-Recording Secretary