

MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
SANTA LUCIA COMMUNITY SERVICES DISTRICT
July 20, 2021

The regular meeting of the Board of Directors of the SANTA LUCIA COMMUNITY SERVICES DISTRICT was held at the New Corporation Yard, Bldg. A, at the Santa Lucia Preserve, 121 Rancho San Carlos Road, Carmel, California, at 9:00 A.M. on Tuesday, July 20, 2021.

Call to Order. The meeting was called to order at 9:00 A.M. by Board President Mark BOITANO.

Roll Call. The following Directors were present: Mark BOITANO, Barbara SANTRY, Scot SMYTHE, Melissa THORME, and Cary WHITFIELD. Also present were Bob LATTA, Advisory Member; Forrest ARTHUR, District General Manager; Aimee DAHLE, District Executive Assistant; and Karen BAXTER, Chief Operating Officer of Santa Lucia Preserve Company. Joining the meeting by ZOOM: Mike SAEDI, Chief Financial Officer of Santa Lucia Preserve Company; David SIMPSON, Director of Operations; Aaron DULA, Water Department Manager; Derrick SATCHELL, Gatehouse Manager; and Robert WELLINGTON, Legal Counsel for the District.

Board Action. Mr. ARTHUR presented to the Board Resolution 21-06, entitled “A Resolution of the Board of Directors of the Santa Lucia Community Services District Appointing Cary Whitfield to Fill the Vacancy Created by the Resignation of Director Eklund”. A motion was made by Director THORME and seconded by Director SANTRY, to appoint Mr. WHITFIELD to the District Board seat. After roll call, the Resolution was unanimously adopted. Mr. ARTHUR next introduced Mr. LATTA as a new advisor to the Board.

Public Hearing Regarding (i) Road and Drainage Maintenance Fee and (ii) Security and Gatehouse Operations Fee. Board President BOITANO opened the public hearing and invited comments from anyone interested in speaking on this matter. No comments were received. Motion was made by Director SANTRY and seconded by Director THORME and unanimously approved to close the public hearing. President BOITANO then ordered that the mailed ballots received in the election on these fees to be counted. Mr. ARTHUR presented the sealed envelopes containing the ballots on the two fees in question, as received from District property owners. The envelopes were opened, and the ballots received were turned over to Ms. DAHLE to tabulate (by hand counting). While she proceeded to count the ballots, the Board moved on to take up further matters on the agenda.

Public Hearing Matter (Continued) – Report on Tabulation of Ballots; Adoption of Resolution 21-07. Ms. DAHLE reported on the election regarding the Road and Drainage and the Security Fees, and that 117 ballots were cast in favor of the fees and 21

ballots were cast in opposition; there were two ballots that were invalid due to lack of signature, and one abstention. Consequently, the District voters have approved these two fees. Next in order for the Board was to consider the adoption of Resolution 21-07, entitled “A Resolution of the Board of Directors of the Santa Lucia Community Services District Certifying the Results of a Property-Related Fee Election and Adopting the District’s Property Related Fees,” thereby imposing the approved 1) Road & Drainage Maintenance Fee and 2) Security & Gatehouse Operations Fee, and also reaffirming the District’s prior imposition of the 3) Wastewater Collection, Treatment & Environmental Safety Fee and 4) the Water Infrastructure Maintenance & Operations Fee, as previously approved by the Board on June 6, 2021 in Resolution No. 21-05. Upon motion made by Director SANTRY and seconded by Director THORME, the Resolution was unanimously adopted.

Director BOITANO, hearing no additional comments, asked for a motion to close the hearing as it pertained to the District and the adoption of Resolution 21-07. A motion was made by Director WHITFIELD and seconded by Director SMYTHE, and with a unanimous vote, the hearing was closed at 9:27 A.M.

Public Hearing Regarding the Brush Management and Fire Safety Infrastructure Fee. Board President BOITANO opened the public hearing and invited comments from anyone interested in speaking on this matter. No comments were received. Motion was made by Director SANTRY and seconded by Mr. WHITFIELD and after a roll call vote; it was unanimously approved to close the public hearing. President BOITANO then ordered that the mailed ballots received in the election on these fees be counted. Mr. ARTHUR presented the sealed envelopes containing the ballots on the fee in question, as received from District property owners. The envelopes were opened, and the ballots were turned over to Ms. DAHLE to tabulate (by hand counting). During the counting of ballots, the Board moved on to take up other matters on the agenda.

Public Hearing Matter (Continued) – Report on Tabulation of Ballots; Adoption of Resolution 21-08. Ms. DAHLE reported on the election regarding the Brush Management and Fire Infrastructure Fee and stated that 121 ballots were cast in favor of the fee and 15 ballots were cast in opposition; there was one ballots that was invalid due to lack of signature. As a result, the District voters have approved this fee. Next in order for the Board was to consider the adoption of Resolution 21-08, entitled “A Resolution of the Board of Directors of the Santa Lucia Community Services District Certifying the Results of a Property-Related Fee Election and Approving a Brush Management and Fire Safety Infrastructure Fee,” thereby imposing the approved fee. After a brief discussion, motion was made by Director THORME and seconded by Director WHITFIELD, roll call was held and the Resolution was unanimously adopted.

Director BOITANO, hearing no additional comments, asked for a motion to close the hearing as it pertained to the District and the adoption of Resolution 21-08. Motion was made by Director WHITFIELD and seconded by Director SMYTHE, and with a unanimous vote, the hearing was closed at 9:53 A.M.

Approval of Minutes. After review of the minutes for the Meeting of April 27, 2021, corrections were noted and the motion was made by Director SMYTHE and seconded by Director WHITFIELD to accept the minutes as amended. The motion passed unanimously.

Financial Report. Mr. ARTHUR introduced the proposed draft budget for fiscal year 2021-2022 and reported that management followed the budgeting protocol of matching increased expenses to increased revenues. It was noted that the proposed budget considered a favorable vote on the increase in property related fees and increases were closely aligned with the recently updated five year plan for the District. Further discussions on capital considerations were discussed.

Board Action. Resolution 21-09 was presented to the Board to adopt the final budget for Fiscal Year 2021/2022. A motion was made by Director SANTRY and seconded by Director THORME, with the Resolution passing unanimously. Resolution 21-10 was also introduced as “A Resolution Certifying Compliance with State Law with respect to Levying of General and Special Taxes, Assessment’s, and Property Related Fees and Charges”. Upon motion by Director SMYTHE and seconded by Director WHITFIELD, the Resolution passed unanimously.

Board Action. Resolution 21-10 was presented before the Board to adopt the appropriations limit for Fiscal Year 2021/2022. A motion was made by Director SMYTHE and seconded by Director SANTRY, with the Resolution passing unanimously.

Additional Items. Mr. ARTHUR informed the Board that the District needed to appoint a representative to the Preserve Company Board. Director SANTRY has agreed to take on the role.

Public Comment None.

Citizen’s Advisory Committee Comments. None.

Adjournment. With no further business being brought before the Board, upon motion and second (SANTRY/SMYTHE), the meeting was adjourned at 11:37 A.M.