

MINUTES OF THE REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
SANTA LUCIA COMMUNITY SERVICES DISTRICT

April 17, 2023

The regular meeting of the Board of Directors of the SANTA LUCIA COMMUNITY SERVICES DISTRICT was held at the New Corporation Yard at the Santa Lucia Preserve, 121 Rancho San Carlos Road, Building A, Carmel, California at 8:30 A.M. on Monday, April 17, 2023.

Call to Order. The meeting was called to order at 8:35 A.M. by Board President Mark BOITANO.

Roll Call. The following Directors were present in person: Barbara SANTRY, Melissa THORME, Cary WHITFIELD. Also present were Forrest ARTHUR, District General Manager; Karen BAXTER, Preserve Company Chief Executive Officer; and David SARGENTI, Monterey County Regional Fire District Fire Chief (leaving at 9:58 A.M.). Joining via phone: Director Mark BOITANO; Aimee DAHLE, District Executive Assistant; Rob WELLINGTON, District Legal Counsel; Mark MANDELL, Municipal Legal Counsel (leaving at 9:53 A.M.); and Scot SMYTHE (joined at 9:00 A.M.).

Public Comment. None.

Approval of Minutes. After reviewing the January 10, 2023 meeting minutes, Director SANTRY noted a correction in the audit report to state that the auditors considered comments from the Board to consider a resubmittal of the audit once a final decision was made regarding road maintenance items. Director THORME made the motion to approve the January 10<sup>th</sup> and March 7<sup>th</sup>, 2023 meeting minutes including suggested corrections from Director SANTRY. Director WHITFIELD seconded the motion with a roll call and unanimous vote following.

General Manager's Report. Mr. ARTHUR introduced Mr. Mark MANDELL, Mandell Municipal Counseling, and provided the Board with a brief history of his valuable service to the District. Mr. MANDELL provided detail on the ballot and election process required to collect funding for increased fire and medical response. Mr. ARTHUR next introduced Resolution 23-03 to adopt the goals and policies for Community Facilities Districts. Mr. MANDELL offered clarification on the voting process with further information on the difference between a registered voter vote, as opposed to a property owner vote. After further discussion, a motion was made by Director SANTRY and seconded by Director WHITFIELD. After roll call, Resolution 23-03 to establish the goals and policies passed unanimously. Next, MR. ARTHUR presented Resolution 23-04 declaring the intention to establish Community Facilities District No. 1 and authorize a levy of a special tax therein. After a brief discussion regarding the protest hearing, the Motion was made by Director SMYTHE to adopt Resolution 23-04 with the change of location to the Event Barn to allow for more people. A second was made by Director WHITFIELD followed by roll call. Resolution 23-04 passed unanimously. Mr. MANDELL and Chief SARGENTI left.

Financial Report. Mr. ARTHUR presented the Statement of Net Position discussing with variance issues with the actuals versus the 5-year plan, stating the increase in fuel costs, the need to fast track water projects and the overall inflation rates impacting parts and supplies as a significant impact. Mr. ARTHUR also stated that staff will be conducting a detailed analysis on the projections of the 5-year plan and including those figures in the communications regarding the increased fire and medical communications.

Security Report. Mr. ARTHUR presented the Security Report stating speeds have remained consistent with posted limits. Mr. ARTHUR also noted that EMS calls for the medic on duty have been minimal. Mr. ARTHUR also discussed the breakout of the reports for 2022, showing how many emergency calls were by entity as well as discussing the security protocols.

Water Report. Mr. ARTHUR presented the water report to the board stating that water consumption levels are down YOY with the abundant rains reducing irrigation demand. Mr. ARTHUR also stated that water consumption is anticipated to increase over the summer 2024 due to increased construction throughout the property. Mr. ARTHUR also updated the board regarding the golf course renovations and water use.

Resignation Letter. Mr. ARTHUR informed the Board that David SIMPSON, the Director of Operations, has formally submitted his resignation letter. Mr. SIMPSON will be leaving the company on April 15, 2024. Mr. ARTHUR will provide succession plans to the Board at the July meeting. Mr. ARTHUR also noted that the former Director of Operations, Ron BUILTA, had passed away in March. Staff will be issuing communications regarding the memorial for both Ron and Angie BUILTA.

Conservancy Update. Director SMYTHE updated the Board stated there has been turnover within the Conservancy staff with an opportunity to restructure the organizational charts. Mr. SMYTHE also provided an update on the Cal-Fire Grant application for fire breaks.

Citizen's Advisory. None.

Adjournment. There being no further business to come before the Board, upon motion and second (SMYTHE/THORME), and a unanimous vote, the meeting was adjourned at 11:15 A.M.