

MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
SANTA LUCIA COMMUNITY SERVICES DISTRICT
April 23, 2019

The regular meeting of the Board of Directors of the SANTA LUCIA COMMUNITY SERVICES DISTRICT was held at the New Corporation Yard, Santa Lucia Preserve, 121 Rancho San Carlos Road, Carmel, California, at 9:00 A.M. on Tuesday, April 23, 2019.

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

Roll Call. The following Directors were present: Mark BOITANO, Barbara SANTRY, Allen FINLEY, Dave MADDOX, and Carl EKLUND. Also present were Forrest ARTHUR, District General Manager; Karen BAXTER, Chief Executive Officer of the Santa Lucia Preserve Company; Andy SIMER, District Finance Officer; Rich SPECIALE, Director of Security; Melissa THORME, Advisory Member (by teleconference at 9:01 AM); David RINALDO, Advisory Member; Scot SMYTHE, Advisory Member; Robert WELLINGTON, Legal Counsel for the District; and Aimee DAHLE, District Executive Assistant.

Public Comment. None.

Approval of Minutes. After review of the January 29, 2019 minutes, a motion by Director FINLEY and second by Director EKLUND, the minutes were unanimously approved.

General Manager's Report.

Security Report. Mr. SPECIALE presented the Security Report, stating that average speeds along Rancho San Carlos Road had remained within the speed limits posted. Alarms and storm check requests have increased year over year due to the increase in storm events. The numbers of 911 Emergency Responses were noted to have gone down and are expected to continue to decrease with the changes in the protocol regarding bee stings. Mr. ARTHUR noted that Ron BUILTA has moved off property, leaving vacant an employee home that has the potential to house Fire Department Staff. Staff will continue to discuss with the Fire Department and report back when information becomes available. Mr. SPECIALE left at 9:25 A.M.

Financial Report. Mr. SIMER opened the discussion of the financial report, which included a Balance Sheet, a Statement of Cash Flow, and a Statement of Revenues & Expenses, all through the end of February 2019. Mr. SIMER made note that overall expenses and capital expenditures were lower than budget, due primarily to the timing on purchases or late project starts. Mr. SIMER also noted that capital spending is expected to increase through the end of the year as projects start.

Business Matters.

Mr. ARTHUR opened discussion on the water report, stating that the District registered 44 inches of rain since the rain season start of October 15, 2018. With abundant rainfall totals, storage facilities are at 100% of capacity and staff sees evidence of aquifer recharge. A new Golf water budget has been set for 65 million gallons of use for calendar year 2019, an increase over the 59 million used in 2018. Mr. ARTHUR noted that evaporation control measures are still being investigated and pond B2 will be used in a study to better chart annual evaporation losses.

Mr. ARTHUR presented Resolution 19-01, to obtain equipment, project management services and an electrician services in order to move forward with the floating solar project at the Waste Water Treatment Plant. Mr. ARTHUR explained that a public bid went out with no return responses, and upon approval by the Board, the project is expected to begin August 1st, 2019 and will offset 85% of the annual electrical use at the plant. After a brief discussion, a motion was made by Director SANTRY, and seconded by Director EKLUND, to approve Resolution 19-01. After a vote, the Resolution passed unanimously.

Mr. ARTHUR then updated the Board regarding Crown Castle, stating that the tenant was currently past due in reimbursements for electrical expenses at one of the sites. Negotiations regarding the potential for additional carriers are at a standstill until past due invoices are paid in full. In regard to expanding existing coverage areas, Mr. ARTHUR stated that the initial cost estimates for several new antennae locations had been received by our current cell provider, AT&T. Staff will continue to investigate all alternatives and report back to the Board at a future meeting.

Mr. ARTHUR next discussed the Certified Emergency Response Team (C.E.R.T.) program, stating that there will be a presentation to the membership prior to the Thursday Night Social on May 16th, 2019. The goal is to gage community interest in the program. If there is enough interest, staff will include the costs in the 2019-2020 budget for consideration.

Mr. ARTHUR also discussed Robinson Canyon Road, stating that staff had reached out to the County to discuss the status of the closure and the repair. It was stated that the road is open to residential traffic only and information on the slide is being submitted to FEMA to attempt to get funding for the repairs. At this time there are no estimates to the completion of the repairs. Discussion ensued about how to properly communicate with the County so that the repairs are pushed through in a timely manner as the road is an emergency access and egress for the Preserve.

CEO Report. Ms. BAXTER discussed the Preserve Board Bylaw information as it pertained to adding an additional Preserve Board Member. After a brief discussion, a motion was made by Director EKLUND, and seconded by Director

FINLEY, to approve Resolution 19-02, approving the amendment to the Preserve Company Bylaws. Mr SIMER left (11:05).

Ms. BAXTER next went on to discuss marketing changes, staff changes, and facility upgrade projects. It was also noted that Mr. ARTHUR has moved forward with his consulting on Golf Course projects and will provide support to both Kyle BUTLER and Brian SLEEMAN.

Citizen Advisory. None.

Adjournment. There being no further business to come before the Board, upon motion and second by Directors SANTRY and FINLEY, and a subsequent unanimous vote, the meeting was adjourned at 11:15 A.M.