

Cameron Estates Community Services District MINUTES
Regular Meeting: Thursday, July 20, 2017, 7:00 p.m.
Light of the Hills Lutheran Church, 3100 Rodeo Road, Cameron Park
Education Building Conference Room

Public Comment: The public shall have the right to comment on any items appearing on the agenda during consideration of the item. Public comment will be limited to 3 minutes per speaker and 20 minutes per item.

1. **Call to Order/Roll Call:** President Doris Miller, Vice President Eva Robertson, Director James Sholl, Director Jim Bergsten, Director Joshua Clark. **President Miller called the meeting to order at 7:00 p.m. President Miller, Director Sholl, Director Bergsten, and Director Clark were in attendance. Director Robertson was absent. General Manager recorded minutes. There were several members of the public in attendance, as well as Attorneys David McMurchie and Martha Lofgren.**

2. **Approval of Agenda**
Board Discussion/Public Comment/Board Action
Director Miller motioned to approve the Agenda. Director Sholl seconded. All voted aye.

3. **Consent Calendar** (all items on the Consent Calendar are to be approved by one motion unless a Board Member requests separate action on a specific item).
 - a. **Approval of Minutes:** Regular meeting May 18, 2017, Special meeting July 6, 2017
Attachment: Minutes- May 18, 2017, Minutes-July 6, 2017
 - b. **Financial Reports:** accepted as presented from County for May 31, 2017
Attachments: Revenue and Expenditure Report; General Ledger, May 31, 2017
 - c. **Approval of Bills:** May 18, May 26, May 27, June 14, June 26, July 6, July 12, July 20, 2017
Attachments: Vouchers: May 18, May 26, May 27, June 14, June 26, July 6, July 12, July 20, 2017
 - d. **Payment of Share of Net Operating Expenses for LAFCO: \$123.76**
*Attachment: Journal Entry Invoice 2017-2018*Board Discussion / Board Action
Director Sholl motioned to accept the consent calendar. Director Miller seconded. All voted aye.

4. **Deubel Annexation Application**
The Board will discuss the update regarding an annexation with legal counsel David McMurchie.
Attachment: Final Pre-Annexation Agreement from legal counsel
Board Discussion/Public Comment/Board Action
David McMurchie, the District's legal counsel, gave the Board the high points of the Pre-Annexation Agreement drafted by him and Mr. Deubel's legal counsel Martha Lofgren. He explained the purpose of an Annexation Agreement with Mr. Deubel is to establish a process by which the property owner and the District will go through the annexation procedure. The basic terms of the Annexation Agreement state that Mr. Deubel will restrict development of his 40 acre parcel to 4 lots in total and allow no access to, or from his parcel(s) to any parties outside the boundaries of the District to the CECSO's roads. These restrictions will be binding and will pertain to any one he may sell the property to, in perpetuity. In exchange the District will, in good faith, be the Lead Agency and oversee an Environmental Analysis per CEQA laws, and consider the outcome of that evaluation before it decides whether or not to approve the annexation of Mr. Deubel's property to the District and grant the property owner access to his property. The terms and conditions of the Annexation Agreement are binding once the Annexation process is complete and agreed to by a vote of the CECSO Board of Directors, at which time LAFCO will weigh in and decide whether to approve the annexation of Mr. Deubel's property to the district and will then become the Lead Agency for the Environmental Review for the development of Mr. Deubel's property. The Board and a few members of the public in attendance asked many questions of Mr. McMurchie and Ms. Lofgren, all questions were answered thoroughly. Director Sholl motioned to accept the Pre-Annexation Agreement and move forward with this process. Director Clark seconded. All voted aye.

5. **Open Public Forum**

The Public has the opportunity to comment on subject matter relevant to CECSD business.

One of the residents asked Mr. McMurchie about who is responsible for trimming the trees encroaching the roadways if the easement is given to the District, and what is the purpose of the little tags on the trees. Mr. McMurchie explained that property owners own a portion of the roadway in front of their house up to the middle of the road. The easements that were given to the district are for the maintenance of the road, but it is a shared responsibility for homeowner and the district to keep the roadways clear. Director Sholl further clarified the tags are put on trees encroaching the roads and they notify the property owner to cut away those branches from the road. The District does have a policy that it adopted for homeowners who don't clear the brush away from the roads, they are to be notified by letter and if they still do not cut away the brush and tree limbs the District has the right to hire a tree company to do the work and then the property owner will be charged for the work completed.

6. **CECSD 2017 Roadwork Project**

The Board will discuss any emergency road work for 2017

Attachment: None

Board Discussion/Public Comment/ Board Action

No Board Action Taken

7. **Public Hearing: Resolution 2017-02 Collection of Special Assessment Taxes (Direct Charges) for Fiscal Year 2017-2018**

A public hearing is being held for the purpose of adopting a resolution for the collection of special assessment taxes (direct charges) within the District for road improvements, maintenance and other operating expenses of the district, and for El Dorado County to collect these assessments on the fiscal year 2017-2018 tax roll.

Attachment: Resolution 2017-02

Board Discussion/Public Comment/ Board Action

A resident asked a question about where does the assessment tax money go towards, since we still have so many bad potholes. Director Miller explained that pot holes are the most expensive form of repair and what most of the residents do is get cold patch, that the district will pay for, to fix the worst potholes in front of their homes. She went on to explain that the strategy the Board is trying to use now is to save the road money for 2 years then pick a major road improvement project that needs to be done and use the money for that. We all would like to have beautiful roads, but we just don't have enough money coming in to fix them. Director Sholl motioned to adopt Resolution 2017-02 Collection of Special Assessment Taxes (Direct Charges) for Fiscal Year 2017 - 2018. Director Clark seconded. All voted aye.

8. **Public Hearing: Appropriations Limitations Resolution 2017-03**

The Board is holding a public hearing to present the Appropriations Limitations for fiscal year 2017-2018.

Attachment: Resolution 2017-03 Appropriations Limitations

Board Discussion/Public Comment/ Board Action

Director Sholl motioned to adopt Appropriations Limitations Resolution 2017-03 for fiscal year 2017-2018. Director Clark seconded. All vote aye.

9. **Public Hearing: Resolution 2017-04 Final Budget for Fiscal Year 2017-2018**

The CECSD Board is holding a public hearing for the presentation of Resolution and final budget for fiscal year 2017-2018.

Attachments: Resolution 2017-04, 2017-18 Final Budget, 2016-17 Budget Comparisons & Actuals

Board Discussion/Public Comment/ Board Action

Director Bergsten motioned to adopt Resolution 2017-04 Final Budget for Fiscal Year 2017-2018.

Director Sholl seconded. All voted aye.

10. CSDA Board of Directors Election 2017 Mail Ballot

The Board will consider and vote for a representative to the CSDA Board of Directors Seat C.

Attachment: Memo, ballot, candidate statements

Board Discussion/Public Comment/ Board Action

The Board discussed the different candidates running for the CSDA Board of Directors. Former General Manager Angela Johnson and a Hope Leja recommended the incumbent Pete Kampa, as he is very knowledgeable, involved with the CSDA and has been very helpful to them on numerous occasions. Director Miller motioned to nominate Pete Kampa for the CSDA Board of Directors seat C. Director Sholl seconded. All voted aye.

11. SDRMA 2017 Board of Directors Elections

The Board will consider and vote for up to 4 candidates on the ballot and adopt Resolution 2017-05 for SDRMA's board of directors.

Attachment: Memo, ballot, candidate statements, Resolution 2017-05

Board Discussion/Public Comment/ Board Action

The Board discussed the different candidates running on the ballot for SDRMA's board of directors. Former General Manager Angela Johnson recommended 4 candidates and Hope Leja agreed, as these candidates contribute heavily to the Board and are good to work with. Director Miller motioned to nominate the 4 candidates for SDRMA's 2017 Board of Directors as follows: Timothy Unruh, David Aranda, Cindi Beudet, and Jean Bracy. Director Sholl seconded. All vote aye.

12. Revision of Policy 3020 Budget Preparation and Policy 5020.4 Board Meeting Agenda

The Board will consider rewording the policy 3020 to clarify that the final budget must be adopted at July Board meeting and the final budget will be adjusted at the September meeting after receipt of the El Dorado County year-end financial figures. For Policy 5020, the Board will consider deleting the requirement of placing Agenda at the three gate entrances.

Attachment: Prior policies and reworded policies.

Board Discussion/Public Comment/ Board Action

The Board discussed the need for the revision of Policy 3020 Budget Preparation. Upon discussion it was determined that Policy 5020 will remain as is. After Director Miller motioned to reword Policy 3020 to clarify: The final annual budget (for the CECSO) will be approved at the July Board meeting, and adding 3020.6 The final budget will be adjusted at the September meeting after receipt of the El Dorado County yearend figures. Director Sholl seconded. All voted aye.

13. Director and Staff Reports

Directors and staff may make brief announcements or reports for the purpose of providing information to the public or staff, or to schedule a matter for a future meeting. The Board cannot take action on any item not on the agenda.

- a. Directors Reports
- b. General Manager's Report

Director Sholl reported that many calls and emails were received about the real estate sign on the corner of Strolling Hills and Lariat Road. He spoke to the real estate brokers and explained to them they need to take the sign down per violation of re-5 zoning ordinance codes. After a second call from him, the real estate company removed the sign today. Director Miller reported that a Search and Rescue crew had cleared a lot of brush from a home on the corner of Highcrest and Sleepy Hollow and stacked it along the shoulders of Sleepy Hollow and Highcrest with the idea of clearing it 4 days. Director Miller will give them till Saturday to clear it or she will call them again. No General Manager report.

Adjournment

Next Regular Board Meeting: September 21, 2017

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