

Saddle Creek Community Services District

MEETING OF THE BOARD OF DIRECTORS

JANUARY 4, 2002

President Bill Van Peeren called the meeting of the Community Services District Board of Directors to order at 5:00 PM in the Member's Lounge.

ROLL CALL Board members present: Lou Chemis, Chris Jette, Dennis Men-ill, Charles Robinson, Bill Van Peeren. Also present: Castle & Cooke representatives Dave Haley and Billie Kane, Sierra Engineer representative Morgan Grover and General Manager Leslie Bates.

REVIEW AGENDA The agenda was reviewed and Forum added.

FORUM This portion of the meeting will be provided at each meeting to provide an opportunity to property owners to address the Board on issues that have been submitted in advance.

SECRETARY REPORT The minutes of the last meeting held November 16, 2001 were approved as presented. Minutes of meetings will be provided to the public by the management office upon an individual's request.

The terms of office for the Directors were determined by lot. The following terms were drawn: Louis Chemis (4); Christina Jette (4); Dennis Men-ill (4); Charles Robinson (2); William VanPeeren (2). The Conflict of Interest Code Filing Form Requirements were reviewed. The forms will be obtained from the County Clerk's office, executed and remitted to the State. The next CSD Board meeting will be on Saturday, February 2, 2002 at 8 AM in the Member's Lounge. The annual calendar for the remaining meetings for the year will be established by e-mail.

GENERAL MANAGEMENT REPORT E-mail notebook is being kept by the General Manager. The address list will include all Board Members, the General Manager and selective e-mails will be sent to the Developer. Dave Haley of Castle & Cooke presented Morgan Grover of Sierra Engineering to discuss Wildlife Easements and Encroachment and accepting future improvements. In the past, the administrative functions were performed by the County staff and approved by the Board of Supervisors. To continue the procedure through the activation of the new Board of Directors, Mr. Haley suggested that the CSD Board hire Sierra Engineering for the purpose of assisting in the acceptance of future improvements. For the immediate needs, Morgan Grover requested permission to build sewer and driveway into sports complex. For future needs, Mr. Grover requested execution of a contract to authorize general manager to develop administrative technique so that the procedure for accepting improvements and permitting easement encroachments can continue. Director Chemis made a motion to approve the encroachment on Saddle Creek Drive to provide sewer service to the sports complex; further to give authority to the General Manager to work with Morgan Grover of Sierra Engineering to develop a process for administrative process for these types of requests. Director Charles seconded the motion. The motion carried unanimously.

The December 31, 2001 letter from Sierra Engineering Associates, LTD titled Saddle Creek CSD Board of Directors, Open Space - Wildlife Habitat Easement Abandonment, Various Lots was reviewed. This item will be added to the next agenda for discussion.

The wetlands follow-up punch list dated January 4, 2002 was reviewed. Manager Bates reported that 90 punch list had been completed. Two areas still need work when weather permits. Also, the trash rack needs to be retrofitted on storm sewer headwall at 18th hole. Hole 17 right/Pond F7 needs to be added to list and maintained. It was confirmed that the use of Sonar would never be performed again. Thistle on hole 10 left Wetlands will be removed. Construction fencing will be removed from middle of 18 fairway by sand trap. Construction fence on south side of hole 8 wetlands will be removed. Future concerns from Board members should be e-mailed to manager and who will keep a record of them and then forward them to Jim Guthrie.

It was pointed out that the Army Corps of Engineers could perform unannounced inspections of the area. There was discussion about appointing homeowner Dennis Foy to be a single responsible party to remove trash and golf balls from the wetlands. Mr. Foy will be contacted to determine his interest in this position.

The Manager was directed to write a letter to the Golf Course indicating them that they should inform the Marshalls that they are not allowed in the Wetland Areas; further that all Marshalls should be instructed where the wetlands are

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and that they should instruct players that they are not allowed in there; farther that maintenance staff is allowed to perform CSD authorized maintenance only including the scuba divers that will remove them on an on-going basis. Charles Robinson will work with the Manager to develop the letter, which will be presented at the next meeting for approval. Further, a separate letter to the homeowners regarding the restricted access areas and soliciting persons who may also be interested in serving as approved authorized parties to remove trash and golf balls will be prepared for review.

SECURITY ARRANGEMENTS/PRICES/CONTRACT/LIST OF DUTIES The Summary Report of Guard House Operations dated December 18, 2002 was reviewed. Lou Chemiss expressed concern about having the post un-staffed during hours that were scheduled. Dave Haley suggested that the term Privacy Service be used instead of Security Service to reduce the risk of portraying a false sense of 'security' to owners. John Mannis, Director of Operations of MC&E Detective Agency, Investigation Division was introduced. Mr. Mannis gave a brief discussion of the range of levels of security that can be provided in a community. There was a discussion of the limits of responsibility and needs. It was discussed that an ideal situation would be to have 24-hour coverage. It was suggested that Castle & Cooke look at augmenting the budget to allow for 24-hour coverage. It was determined that the present situation will be kept at status quo for the remainder of the fiscal year. Over the next six (6) months, the Board will evaluate the budget needs for the fiscal year commencing July 1, 2002. It was suggested that the template bid for Security services be used in the budget process. Dave Haley will research the requirements for providing security service on a full-time basis. It was agreed that the status would continue to be 3:30 PM to 6:00 AM service, however during the time when there is only one staff member, the coverage will be 3:30 PM to 1 AM.

Director Chemiss made a motion to open an account at Union Bank when money is received from the County. Director Robinson seconded the motion. The motion carried.

ANNOUNCEMENTS The next meeting is scheduled for Saturday, February 2, 2002 at 8:00 AM in the Member's Lounge.

The meeting was adjourned at 7:20 PM.

Recorded by Leslie Bates

Approved _____ Date _____

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