

# Saddle Creek Community Services District

## REGULAR MEETING OF THE BOARD

MARCH 23, 2002

President Bill Van Peeren called the meeting of the Board to order at 8:00 AM in the banquet room at The Lodge.

ROLL CALL Board members present: Lou Cherniss, Christina Jette, Dennis Men-ill, Charles Robinson and Bill Van Peeren. Absent: None. Also present were General Manager Leslie Bates, Castle & Cooke representative Dave Haley, MC&I Detective Agency representative Jim Maness, Jim Heryford of Gold Electric and approximately six (6) owners.

### OWNER FORUM

Bob Kenyon of 2021 Oak Creek Drive presented a copy of an e-mail dated Monday March 18, 2002 expressing his concern regarding the construction dust and construction equipment on the roadways, specifically Oak Creek Drive. The Board advised Mr. Kenyon that they would take his concerns under advisement and discuss them with the Developer.

John Fahey of 2016 Oak Creek Drive also expressed concern regarding the construction traffic.

Chuck Gallo of 2179 Oak Creek Drive echoed the concerns and requested clarification of the CSD organizational structure and management.

In response to the concerns expressed by the owners, Dave Haley of Castle & Cooke Construction offered the following information: The next construction phase will be north of Copper Ridge and the construction access will be up Oak Creek Drive. There is no other way for construction to enter due to the topography of the open space and the location of the golf course. Mr. Haley emphasized that there is no other alternative access point, even off of Little John Road. Construction will include on-hauling and off-hauling of large equipment, gravel hauls and paving equipment. No earthmovers or dump trucks are needed. The streets will be watered on a daily basis. The Developer will control dust and debris. The Developer will repair damage. The CSD sinking funds will provide for resurfacing. Signs will be posted indicating the limits of the construction zone. Speed limit will be 20 mph for contractors and residents alike. Weekly meetings between the Developer and the subs-contractors will be used as a medium to reinforce the speed limit. Scott Wallace of Castle & Cooke is in charge of construction. Complaints may be directed to Dave Haley. Dave Haley will look into re-opening the question of a secondary entrance.

Paul Filson of 2276 Oak Creek Drive questioned whether the sheriff could enforce the California Vehicle Code on the CSD streets. The Board directed the General Manager to write a letter to the county to request clarification. It was reiterated that the speed limit is 25 MPH. Lou Cherniss made a motion to Director the General Manager research this item and put on the next agenda. Director Robinson seconded the motion. The motion carried.

APPROVAL OF THE MINUTES Robinson Cherniss approved minutes of the February 22, 2002 meeting of the Board as written. Director Jette seconded the motion. The motion carried.

GENERAL MANAGER REPORT General Manager Leslie Bates introduced Jim Heryford, President of Gold Electric. Mr. Heryford gave a presentation of electrical components of the streetlights. The tear sheet from Hadco Lighting Company for the Swan-type street light was circulated. Gold Electric installed much of the lighting, except in Unit One. They have been doing maintenance since original installation. A breakdown of costs for the specific costs for the parts that generally need replacing was circulated. The bulbs are high-pressure sodium and go out from time to time. The real life span is 18 months to 2 years. The lights are controlled by a photocell and go on from dusk until dawn (10 hours per day). Expected life span of the photocell is two (2) years. Mr. Heryford explained that the starting-aid and the ballast work together to ignite the lights. The lamp, starter and photocell are the most common components to go out. Gold Electric has been working on a time and material basis for the Developer. Castle & Cooke create a to do list of inoperative lights by number and location. The roving guard patrol goes through on a regular basis to record lights that are flickering or cycling. All lights are all numbered. Mr. Heryford reported that as of January 1, 2002, 100 of the lights were functioning properly. Light repair orders should go to the General Manager who will arrange for a repair. Response time is two to three days. The Manager recommended that any lights that are out at this time be repaired on a time and material basis for safety purposes. The Board requested that the contractor present a contract for re-lamping all lights within one week. The Board will review the proposal for execution at the next meeting.

Biology walks will be held tentatively on April 26 to tour the Wetlands and May 10 to tour the Wildlife Habitat.

- ) Complete sets of final maps and current membership rolls were circulated to the Board members.

**TREASURER REPORT** The financial statements for January and February were reviewed. As of February, there was \$228,212.31 in assets. The reserves will be allocated to their appropriate accounts. The special budget meeting will be held the evening prior to the next meeting with Treasurer Lou Cherniss, Director Dennis Merrill and General Manager Leslie Bates.

**PRIVACY SERVICE** John Maness of MC&I Detective Agency gave the privacy service report. Director Cherniss made a motion to change the hours from 4 PM to 2 AM daily. Director Robinson seconded the motion. Discussion took place. The motion carried. John Maness suggested that gate openers be offered to emergency service providers. Dave Haley confirmed that a universal Knox Key is positioned at the gate. The General Manager was directed to ask the County emergency response teams what type of equipment or training they would like in order to enable them to do their jobs. There have been fourteen (14) reported incidents in two (2) months. These have ranged from theft, fire, and three (3) teenagers who tried to enter an occupied dwelling.

#### UNFINISHED BUSINESS

- Resolution 2002-03 Document 2002-03 Resolution authorizing Castle & Cooke Saddle Creek, Inc. and Saddle Creek Golf Course access to Wetlands Areas for the purpose of maintenance was reviewed. Director Robinson made a motion to approve Resolution 2002-03 as presented. Director Jette seconded the motion. The motion carried. Resolution 2002-03 will be filed appropriately in the Book of Resolutions.
  - Landscape Maintenance Proposal The Landscape Maintenance Proposal M-12-017 dated December 17, 2002 from Frog Hollow was discussed. The Board requested clarification of projected cost of extras including fertilizer and annuals. There was discussion regarding the cost per foot for maintenance, exact square footage of maintenance and specific locations. The services will continue on a month to month basis.
- ) • Insurance Director Robinson made a motion to approve the insurance quote from Greg Norris, NBS Agency in the amount of \$4,550.00. Seconded the Director Cherniss. The motion carried.
- Street Tree Maintenance Policy Motion by Director Cherniss to defer the Street Tree Maintenance Policy and to set up a workshop meeting with the Developer. The motion was second by Director Jette. The motion carried.
  - Communications The April 1, 2002 letter to CSD members was reviewed and approved for mailing with changes. Included with the letter will be a specific portion of the Lafco Agreement. In the future, correspondence submitted directly to Board members by owners should be forwarded to the General Manager for attention. The Board should not make statements to owners representing the whole Board, verbally or in writing.

**NEW BUSINESS** The Frog Hollow proposal for street tree maintenance was deferred until after the street tree workshop with the Developer.

There was general discussion introducing the concept of an On-Site Manager for the CSD. The General Manager was requested to put this topic on the agenda of the next meeting. This on-site employee could be responsible for street tree watering, trimming, over-seeing lighting at entry, miscellaneous repairs, etc.

**ANNOUNCEMENT OF THE NEXT MEETING** The next meeting date will be set via e-mail.

Motion to adjourn at 10:25 AM.

Recorded by Leslie Bates

"

/ ^

^V^

Approved \,

Date