

Saddle Creek Community Services District

MEETING OF THE BOARD OF DIRECTORS

MAY 27, 2002

President Bill VanPeeren called the meeting to order at 8:00 AM on Monday, May 27, 2002 in the Design Center.

ROLL CALL Board members present: Lou Chemiss, Chris Jette, Dennis Men-ill, Charles Robinson and Bill Van Peeren. Also present was General Manager Leslie Bates.

OWNER FORUM No owners were present.

REPORT FROM EXECUTIVE SESSION HELD 5/17/02 It was reported that during the executive session held on 5/17/02 there was discussion related to hiring an On-Site Manager.

REPORT FROM CASTLE & COOKE REGARDING WETLANDS TUROVER CHECKLIST OF COMPLETION STATUS & PROPOSED COMPLETION DATES FOR ANY OUTSTANDING DUTIES The Developer was not present to give a report. The Board requested that management request a written response from the Developer within 72 hours prior to the next meeting.

BROWN ACT AS IT RELATES TO CLOSED SESSIONS & RULES OF CONDUCT President Bill VanPeeren distributed copies of the Brown Act. Issues including personnel, pending litigation, and contracts may be discussed in executive session. Any reportable items covered in executive session shall be generally noted in the minutes of the general meeting.

WIDENING OF THE ENTRY GATES Lou Chemiss reported that the entry gates were constructed in a way that prevents the easy access of fire emergency vehicles. The fire chief has indicated that if the gates are not to code, either a variance may have been issued to allow more narrow gates, or a variance was NOT issued for the construction of the original entry gates. This item is pending verification from the fire chief. The manager was directed to write a letter to the fire chief requesting a response as soon as possible.

APPROVAL OF HIRING LEGAL COUNSEL There was discussion of retaining legal counsel. According to Government Code 61244, the CSD is allowed to engage in such services. Director Van Peeren made a motion to retain legal counsel. Director Dennis seconded the motion. Director Robinson will contact Robert Lanzone, Esq. who specializes in municipalities. Each member will draft a list of concerns and questions for counsel which will be compiled and mailed by the general manager.

APPROVAL OF CREATION OF POSITION OF ON-SITE MAINTENANCE MANAGER Director Jette made a motion to approve the creation of position of On-Site Maintenance Manager. Director Chemiss seconded the motion. Discussion took place. The document entitled "Saddle Creek Community Services District - Onsite Maintenance Manager Duties and Responsibilities" and dated 5/25/02 was distributed. Salary and benefits were discussed. The salary would be \$50,000.00 per year. Medical benefits and 401K will be offered by January 1, 2003. This person would begin the first week of July. Uniforms were discussed. A list of items needed by this person will be requested. Candidate for the position, Greg Hubbard, will be asked to attend the next executive session. Director Men-ill made a motion to open a credit account at Lake Tullock being granted contractors prices. Director Men-ill seconded the motion. The motion carried.

BOARED MEMBER COMMENTS There was discussion of the necessity providing privacy/security service. Legal counsel will be asked to define the responsibility. There was discussion about un-authorized fishing on Mitchell Lake. This item was tabled until the next meeting.

ANNOUNCEMENTS The next meeting is scheduled for June 21, 2002 at 5:30 PM in the Design Center.

The meeting was adjourned at 9:00 AM.

Recorded by Leslie Bates

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