

Draft  
SADDLE CREEK COMMUNITY SERVICES DISTRICT  
MINUTES FOR THE SPECIAL MEETING OF THE BOARD OF  
DIRECTORS

November 17, 2015

**CALL TO ORDER:**

The Saddle Creek Community Services District (CSD) Board of Directors held their monthly meeting on Tuesday November 17, 2015. President Robinson called the meeting to order at 2:00 PM in the Members Lounge and led Directors and staff in the Pledge of Allegiance.

**ROLL CALL:** Roll call indicated the following directors were present:

President:	Charlie Robinson
Director	Lawrence Hoffman
Director	Kent Lazarus
Director	Ken Albertson

Staff: The following staff members were present:

General Manager/ Treasurer	Peter Kampa
Site Manager:	Greg Hebard
Clerk	Michele Menzies

Members of the public were in attendance

**CHANGES TO THE ORDER OF AGENDA:**

None suggested.

**PUBLIC COMMENT:**

A community member thanked the staff and board members for hard work and what you do here. He suggested that the Board discuss maintenance of the roads.

Dave Ehlers-I hope I can get through this in 2 minutes it relates to a subject that was discussed by CSD some years ago, not sure it went anywhere because of cost issues but it has to do with gate operations and the subject is motivated do the 3 break-ins we had in September. One of those homes was broken into next door to me it was Steven. When I moved here 5 years ago me and my wife use to leave on walks without locking the doors. I don't feel that safe here today. There were numerous pictures and selfies taken by the intruders in a cell phone found but the local law enforcement said they don't have the resources to go forward. I understand that the Calaveras County Sheriff attended the last HOA meeting and basically said "You're on your own." And reiterated that they don't have the staff or resources and suggested we start a neighborhood WATCH program or close our gates. If you have an alarm system and law enforcement is notified they still won't come. So the best way to deal with the burglaries is to prevent your house from being burglarized in the first place. There are 2 options I want purpose that we close it and staff it during business hours. The other is we open the gate completely

and add 2 unprotected gates to protect the rest of the community.

Robertson-We discussed this at the last meeting and we are speaking to Castle and Cooke about manning the gates. What we want is the residential areas to be safe. The cost to install new gates would be \$250,000, Greg priced it out 2 years ago.

GM Kampa-We are doing evaluations on the roads and money needed to be put away to maintain the standard of the roads and to determine what the future with Castle and Cooke may be. The scope of the road evaluation is on the Agenda today if you want to wait around. It's definitely on the radar and something where the board needs to have all the information to make a decision.

Beth Portfolio-I have been coming here for 7 years and every year I ask the gates be closed. I hear the same the reasons the options why we can't open or shut the gate, year after year. The community and the CSD has been here for 14 years and I find it a little unconscionable that you haven't moved forward in this area at all. It's disappointing and every year the crime gets worse. We have a history of crimes within the community and I'm hoping now, finally the board and home owners will give us what we bought and paid for when we moved into Saddle Creek. Thank you.

**CONSENT CALENDAR:** Consent Calendar items are considered routine and will be acted upon by one motion. There will be no separate discussion of these items unless a member of the Board, Staff or a member of the public requests specific items to be set aside for separate action.

- a. **Review of monthly financial report and approval of bills and claims for the month of October 2015.**
- b. **Approval of the minutes of the Regular Board Meeting of October 13, 2015.**

Motion by Director Lazarus and Second by Director Hoffman to move approval of expenditures incurred by the district during the month of September and approval of the minutes. Motion passed unanimously, with Vice President Russ absent.

**OLD BUSINESS: None**

**NEW BUSINESS:**

- a. Review of the 2016 fiscal year budget effective January 1, 2016 and set a public hearing for December 15, 2015.

Gm Kampa-The following are two major differences from the budget discussion in October: You will see a \$14,440 increase in the budget due to the purchasing of a new tractor, which is paid over a five year period with no interest.

Under the Mosquito Abatement Control Products was budgeted a little bit too low so we're going to have to budget back to about \$14,500.

The increase in the cost to the personal expense from the end of this year to the budget 2016 is because we had a couple vacancies this year, plus the small annual cost of living expense for all positions.

The \$12,000 for a new cart as shown will not be happening. We will be spending

surplus cash this year rather than carrying it over to next year.

The 2015 budget will close out with an amendment at next meeting for the purchase of a mower in the amount of \$8,000.

Much discussion was held regarding whether to specifically budget for Road and Mosquito abatement services separately, but due to the fact that we have only one source of revenue, the Board left the decision to the GM regarding whether to have separate budgets for the two services, or to develop budget reports to track their respective expenses.

The Board also discussed the cost of operation of the gate, security and road maintenance. The Board directed the inclusion of funds in the 2016 budget for evaluation of options for permanent landscaping changes to address the landscape that died due to drought and water restrictions. The goal is to identify low cost, drought tolerant landscaping and appropriate irrigation, and have Castle & Cooke pay the cost or assist with the cost of its installation, as well as potential grants. The Board further directed that we have funding in place to fully evaluate the cost of different entrance gate operating scenarios, as well as funding options to support the desired outcome. The final budget is also to include funding for the pavement condition assessment.

- b. Review of the first draft of the road assessment report containing recommendations for adoption of road construction and maintenance standards, evaluation of pavement conditions and related policies.

GM Kampa- David Aranda and I have developed a draft report. The final report will contain the results of the road pavement condition assessment, the costs associated with implementation of improvements and ongoing operations. The Report details the fact of district acceptance and ownership of the roads. The draft Report recommends the adoption of a set of construction and maintenance standards. We are looking at standards that may be stricter standards than the County's. GM Kampa assured the Board that review of the Road Report will be placed on a near future agenda for more discussion.

**STAFF REPORTS: NONE**

**DIRECTORS REPORTS:**

President Robinson –I want to thank Kent for his service, this is Kent's last meeting. There will be 2 seats the board will have to appoint.

None Director Hoffman –

None Director Lazarus -

None

**ADJOURNMENT** – Having no further business, President Robinson adjourned the meeting at 2:10PM. CSD's next board meeting date is a special meeting to be held December 15, 2015.

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Peter Kampa, General Manager

APPROVED BY:

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Charlie Robinson, Board President

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Sue Russ, V/President

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