MINUTES Draft 2 cleaned up

CSA 3 Board Meeting

Friday, April 7, 2023

South Point Brew Pub

- I. The meeting was called to order by Harold at 4:05 pm
 - A. Attendance
 - B. Present: Harold Mancusi-Ungaro, Chris Modjeski, Trink Praxel; Margit Arambu arrived at 6:00 PM
 - C. Excused: Mark Birns
- II. Financial Update: Trink Praxel
 - A. See attached pages for current spending for 1^{st} half of FY 2022-2023 and proposed 2^{nd} half
 - B. Given the failed vote for an increase in the assessment, the budget for 2023-2024 is set and to be discussed further
- III. Voting for proposed increase in the annual assessment was reviewed

CSA 3 APTOS SEASCAPE										
				Yes		No				
Rate	APNs	23-24 Rate	Yes	Weighted	No	Weighted	Total	Invalid		
Residential, vacant parcel	1432	\$150.00	381	\$57,150.00	382	\$57,300.00	\$114,450.00	10		
Duplex	46	\$300.00	14	\$4,200.00	16	\$4,800.00	\$9,000.00			
3 units condo	12	\$450.00	3	\$1,350.00	6	\$2,700.00	\$4,050.00			
Fourplex, retirement home	4	\$600.00	0	\$0.00	0	\$0.00	\$0.00			
Minor commercial, affordable housing, hotel, swim/tennis club	4	\$1,200.00	0	\$0.00	3	\$3,600.00	\$3,600.00			
	1498									
Votes			398		407		805	10		
Weighted Rate				\$62,700.00		\$68,400.00	\$131,100.00			
Weighted Percent				47.83%		52.17%	100%			

- A. Votes are reported with weights based on the amounts assessed
- B. 10 votes were invalid based on the rules for signature or time of submission
- C. Chris outlined a comparison of the votes in 2021 vs 2023

Vote comparison

		2021		2023				
	Yes No		% Yes	Yes	No	% Yes		
Residential, vacant	298	390	43.31%	381	382	49.93%		
Duplex	8	18	30.77%	14	16	46.67%		
3 Unit	1	4	20.00%	3	6	33.33%		
Fourplex, Retirement	0	0	0.00%	0	0	0.00%		
Minor commercial, ect.	0	2	0.00%	0	3	0.00%		
Total	307	414	42.58%	398	407	49.44%		

IV. With no increase in assessment, we have a limited budget for FY 2023-2024 *Based on previous years' experience

Beginning Balance	\$16,000		
<u>Revenue</u>			
Assessment	\$79,600		
Interest			
Other Revenue			
Total Revenue	\$79,600		
Expenditures			
Median Maintenance	\$21,000		
Median Renovation	\$0		
Beach Security	\$14,000		
Beach Garbage Collection	\$0		
Water Meters	\$15,000		
Backflow Testing	\$1,000		
Tree Removal/Pruning	\$0		
Other Direct Expenses			
Direct Expenses Total	\$51,400		
Staffing & Overhead*	\$15,000		
Misc Fees & Services*	\$3,500		
Indirect Expenses	\$18,500		
<u>Total Expenses</u>	\$69,900		
Net	\$9,700		
Ending Balance/Reserves	\$25,700		
*based on previous years'			

- A. We are assuming that the current budget for median maintenance will continue for basic maintenance, weeding, and protecting the existing plantings
- B. We need reserves in case something like a tree falls or for other unforeseen emergencies
- V. Update re Beach Maintenance, Billing, and Contracts: Harold Mancusi-Ungaro
 - A. Patrol
 - 1. Our current contractor SCP Security is giving us weekly and sometimes daily reports of their foot patrols on the beach
 - 2. There have been multiple incidents of having to disperse multiple groups of people with fires and alcoholic beverages after 10 PM without any adverse consequences
 - 3. There have been several instances of fires, even more than one fire left unattended after their hosts have left that the patrolling officer has had to extinguish
 - B. Trash collection
 - 1. We have no contract for trash collection as of January 1, 2023
 - 2. We have places signs at the stairs on the trestle at Dolphin, on Via Palo Alto, at the end of Via Gaviota, and at the stairs at the end of Hidden Beach Park: "Help keep the beach clean. Please take your trash with you."
 - 3. The County maintains trash cans from Greenwaste at the trestle, Via Palo Alto, and at the top of Hidden Beach Park
 - 4. I have seen trash left at the base of the sign on Via Palo Alto, which I then deposited in the nearby trash cans.
 - 5. So far trash on the beach has not been a problem
 - 6. As a public beach we can all voluntarily pick up trash, which we have done.
 - 7. Trash remains a problem along Via Palo Alto, despite the cans we have to assume the neighbors tend to their own street
 - 8. Discussion about budget vs trash collection
 - a)
 - b) . We discussed a projected \$10k surplus in next years budget and concern that such would not cover a garbage pickup service from the bids we had previously received.
 - c) We also need some "emergency" line in each years budget to cover unexpected expenses such as fallen trees, etc.

- VI. We discussed setting up a meeting of the Board with Zach Friend, our County Supervisor, and Matt Machado, Director, DPW
 - A. Discussion of cutting services based on current budget
 - B. Potential of removing a couple medians in bad condition.
 - C. The manageability of what appears to be the largest CSA in the County
 - 1. Changing the rules and requirements
 - 2. Understanding of the assessment levels vs the votes
 - 3. Potential division of the CSA into 2-3 smaller csa's.
 - **4.** The role of the Local Agency Formation Commissions (LAFCO) in effecting changes to the CSA
 - **D.** Trink will set up the meeting
- VII. Next Meeting Date and Location
 - A. To be determined after we meet with County officials
- VIII. Adjourned 6:15 PM

Respectfully submitted,

Harold R. Mancusi-Ungaro, Jr.

CSA 3 Financials - FY	2022-23									
7-Apr-23										
	FY 21-22	FY 22-23	July-Dec			March	April			YTD
	TOTALS	BUDGET	TOTALS	Jan 23	Feb 23	23	23	May 23	June 23	TOTALS
Beginning Balance	11,292	34,737	34,736							15,837
<u>Revenue</u>										
Assessment	79,596	79,600	39,847							79,600
Interest	107		166							166
Other Revenue										
Total Revenue	79,703	79,600	40,013							79,766
<u>Expenditures</u>										
Median Maintenance	21,000	21,000	10,500	1,750	1,750	1,750				15,750
Median Renovation										-
Beach Garbage &										
Security	11,675	30,000	3,328	1,200	1,200	1,200				6,928
Water Meters	10,587	15,000	3,090	515	515	562				4,682
Backflow Testing	723	1,000	583		358					941
Tree Removal/Pruning		10,000	7,890							7,890
Other Direct Expenses						364				364
Direct Expenses	43,984	77,000	25,391	3,465	3,823					32,679
Staffing & Overhead	8,909	18,000	5,990							5,990
Misc Fees & Services	3,365	3,500								-
Indirect Expenses	12,274	21,500	5,990							5,990
Total Expenses	56,258	98,500	31,381							31,381
Net	23,445	(18,900)	8,632							48,385
Ending Balance	34,737	15,837	43,368							64,222
						Not yet p	aid			
Difference to County Statement			169							

18-Feb-23	FY 20-21	EV 24 22								
		EV 24 22								
		FY 21-22	FY 22-23		August					YTD
	TOTALS	TOTALS	BUDGET	July 22	22	Sept 22	Oct 22	Nov 22	Dec 22	TOTALS
Beginning Balance	6,939	11,292	34,737							34,737
<u>Revenue</u>										
Assessment	79,446	79,596	79,600						39,847	39,847
Interest	89	107							166	166
Other Revenue	32				34,829					
Total Revenue	79,567	79,703	79,600							40,013
<u>Expenditures</u>										
Median Maintenance	27,140	21,000	21,000	1,750	1,750	1,750	1,750	1,750	1,750	10,500
Median Renovation						34,829				
Beach Garbage &										
Security	11,555	11,675	30,000	583	1,023	869	286	279	288	3,328
Water Meters	8,655	10,587	15,000	515	515	515	515	515	515	3,090
Backflow Testing	706	723	1,000	75	358	150				583
Tree Removal/Pruning	5,250		10,000			7,890				7,890
Other Direct Expenses	1,498									-
Direct Expenses	54,804	43,984	77,000	2,923	3,646	11,174	2,551	2,544	2,553	25,391
Staffing & Overhead	17,898	8,909	18,000						5,990	5,990
Misc Fees & Services	2,513	3,365	3,500							
Indirect Expenses	20,411	12,274	21,500							5,990
Total Expenses	75,215	56,258	98,500							31,381
Net	4,352	23,445	(18,900)							8,632
Ending Balance	11,291	34,737	15,837							43,369
							Patrol o	nly. No g	garbage se	ervice.
					Not thru	County				