

## 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<sup>st</sup> half of FY 2022-2023 and proposed 2<sup>nd</sup> 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								
Rate	APNs	23-24 Rate	Yes	Yes Weighted	No	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	
	<b>1498</b>							
<b>Votes</b>			<b>398</b>		<b>407</b>		<b>805</b>	<b>10</b>
<b>Weighted Rate</b>				<b>\$62,700.00</b>		<b>\$68,400.00</b>	<b>\$131,100.00</b>	
<b>Weighted Percent</b>				<b>47.83%</b>		<b>52.17%</b>	<b>100%</b>	

- 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

<b>Beginning Balance</b>	<b>\$16,000</b>
<b><u>Revenue</u></b>	
Assessment	\$79,600
Interest	
Other Revenue	
<b>Total Revenue</b>	<b>\$79,600</b>
<b><u>Expenditures</u></b>	
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	
<b>Direct Expenses Total</b>	<b>\$51,400</b>
Staffing & Overhead*	\$15,000
Misc Fees & Services*	\$3,500
<b>Indirect Expenses</b>	<b>\$18,500</b>
<b>Total Expenses</b>	<b>\$69,900</b>
<b>Net</b>	<b>\$9,700</b>
<b>Ending Balance/Reserves</b>	<b>\$25,700</b>
<i>*based on previous years'</i>	

- 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.

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