

CSA 3 Board Meeting

Friday August 2, 2024

Via Zoom

- I. Meeting was called to order at 5:00 PM by Margit
- II. Attendance
 - A. Present: Margit Arambu, Harold Mancusi-Ungaro, Christopher Modjeski, Trink Praxel
 - B. Guests: Jeff Powers of Coastal Landscaping (CLI); Steve Luckenbach, homeowner
 - C. Excused: Mark Birns
- III. Minutes of June 20, 2024: Harold
 - A. Minutes have been circulated by email and amended.
 - B. Approved and will be posted
- IV. Financial Update and Fiscal Year Review: Trink
 - A. See attached
 - B. We are \$10k below our 23-24 budget, because the budget included additional expenses for tree removal and stump removal that were not incurred
 - C. County's indirect expenses (in yellow) are estimates based on previous years.
- V. Update re Median Maintenance: Trink
 - A. No further stump removal until we have more plans for the medians
 - 1. Build into each section at a time
 - 2. Nothing is in our way for now that necessitates removal
 - B. We don't know any more about irrigation to the entrance between medians 2 & 3 (The first medians below dolphin toward San Andreas, described on the map as 2 & 3, but it is actually one median)
 - 1. Pipe appears to be broken between median 1 and 2
 - 2. We have no more info from Soquel Creek
 - 3. We plan to solve when we decide to plant those medians
 - 4. CLI is still manually watering 60 gal/ wk, and plants are doing well
 - C. General – Jeff
 - 1. Still hand pulling weeds after the rains.
 - 2. More seed bank being removed following the rains
 - 3. Will continue hand pulling and manual irrigation

4. Will remove junipers on Clubhouse and the Via Tornasol and Via Palo Alto islands
- VI. Discussion re Medians at Via Tornasal—Harold, Trink
- A. Once junipers are out we can examine structure's stability on Via Tornasol
 - B. Steve says someone was cutting into the Junipers
 1. Jeff will look at it.
 2. There seems to be a PVC water source
 - C. Jeff's crew will look at the stability of the structure.
 - D. Harold will get neighbors to get together to look at it
 1. If it appears to be unsound or unsafe, we will have to get bids to get it removed
 2. If it appears to be sound, it could take a vote of at least 50% of the homeowner on that street to have it removed
 - E. Eventually replant both islands
- VII. Discussion of Estimates for Planting of Medians; Need for Bids—Trink
- A. Planting estimates reviewed.
 1. Estimates at 5 and 6 ft centers
 2. Jeff recommends 6 ft so we can add additional plantings in the future
 - D. Original budget is still doable
 - E. Best not to proceed on other medians until we see if we need to spend more on restructuring CSA or votes.
 - F. Will need eventually to remove cypresses on Seascape that are getting into roadway
- VIII. Update on Beach Supervision: Trash Collection, Signage, Time of Visits: Harold
- A. We have a FY 2024-2025 contract with SCP Security at \$1300 per month vs \$1200 for FY 2023-2024
 - B. Initial patrol will be before Midnight with follow up as necessary before 5 AM
 - C. There continues to be groups of underage drinking, one as large as estimated 200 youths
 - D. Patrol continues to put out fires, etc.
 - E. County is maintaining increased trash cans at top of Via Palo Alto stairs
 - F. Harold had notified the Parks Department that the stairs require repair
 - G. Harold has put up additional "pack your trash" signs
 - H. Someone has posted a "no bathrooms on the beach" sign

VIII. Consideration of Options to Increase Funding for beach maintenance - Trink/Harold

A. Harold reviewed the history and ongoing discussions with the County Supervisor, Director of DPW, Head of LAFCO, and the Parks department

- 1994:
 - The County authorized CSA3 to assume responsibility for trash collection and security patrols of the beach within CSA3 after a majority vote of the property owners.
- 1996:
 - The annual assessment was increased to \$50 following a vote.
- 1997:
 - The State passed Proposition 218, prohibiting property owners from being assessed for services to areas with public access.
 - It was assumed that the County would review existing assessments in light of Prop 218, but this was not done.
 - The \$50 annual assessment continued unchanged.
- Past 4 years:
 - The Board of CSA3 proposed two votes to increase the annual assessment to account for inflation and service costs for the beach and median maintenance.
 - Both votes failed.
- Last several months:
 - CSA3 Board members met with County officials to discuss ways to best continue our CSA services with no assessment increase.
 - They proposed setting up a new subsection of the CSA in the areas where our beach services have a greater impact.
 - We discovered in May that California Proposition 218 would not allow that.
 - Upon consulting civil engineering firms, we learned about the public access issue in Prop 218.
 - They now think it would be better to consider adding our beach services to the County's existing CSA11 for Parks and Recreation needs across the County. We returned to County officials, who suggested the beach services might belong to the CSA that manages the County's public parks.
 - County officials proposed creating a subdivision of the Park CSA for beach services

- It, too, would require a vote of affected property owners and a civil engineer's assessment of property owner benefits vs. public access.
- Recent meeting:
 - The CSA3 Board asked County officials to consult with the County's legal counsel regarding:
 1. The possibility of transferring beach services to a subdivision of the Parks Department's CSA11.
 2. The type of vote or ballot required for such a transfer.
 3. The County's responsibility for reviewing existing and future assessments considering Prop 218.
 4. Confirmation if the existing assessment for beach services is "grandfathered" since it predates Prop 218.
- Awaiting answers and a subsequent meeting

- IX. Schedule for Election of Officers and Annual Meeting (Any Sunday in October)-Trink
- A. Resort will not rent us a meeting room without also booking sleeping rooms, until 30 days before the meeting
 - B. Trink is trying to set up a meeting with the Resort Manager through their Resort HOA Manager.
 - C. Harold reviewed the rules for elections adopted by the Board September 27, 2021 (Full document attached)

The Board will call for nominations forty-five (45) days prior to the announced annual meeting for elections to be published on the CSA3 website CSA3Seascape.org, distributed via the CSA3 email roster, and posted on the Seascape neighborhood page of nextdoor.com

Nominations for each biennial election must be submitted in time to be published thirty (30) days prior to the announced annual meeting for elections

Nominations must include a brief biography of the candidate and desire for election

Board members must be property owners within CSA3

A list of nominees will be published on the CSA3 website CSA3Seascape.org, distributed via the CSA3 email roster and posted on the Seascape neighborhood page of nextdoor.com thirty (30) days prior to the announced annual meeting for election

At the annual meeting for election, nominees must be present and are required to make a brief statement

- D. Reviewing the calendar with the 45 and 30-day marks, planning on an annual meeting in October
 - 1. Post announcement by September 1
 - 2. Names in by September 15
 - 3. Election October 15 or later

- X. Next Board Meeting: September 6, 5:00 pm

Respectfully submitted,

Harold R. Mancusi-Ungaro, Jr.

[illegible]

CSA 3 Resolution re: Community Annual Meetings and Election of Board Members – September 27, 2021

Whereas the current Board of CSA3 was adopted and voted in at a public meeting on September 22, 2019, and

Whereas it is the responsibility of the current Board to provide guidance for its perpetuation, and

Whereas a mechanism for elections and the Board's election need to be established,

Resolved that

The Board should hold at least one public meeting every fiscal year running from July 1 to June 30, barring exceptions for public health considerations

The Board will consist of five (5) elected members whose terms will run for two (2) years

Should any member of the Board not be able to serve the full two (2) years, the Board will have the option of appointing an interim member selected from property owners to serve out that member's term.

Current or standing members of the Board may run for reelection with no term limits

The Board will call for nominations forty-five (45) days prior to the announced annual meeting for elections to be published on the CSA3 website CSA3Seascape.org, distributed via the CSA3 email roster, and posted on the Seascape neighborhood page of nextdoor.com

Nominations for each biennial election must be submitted in time to be published thirty (30) days prior to the announced annual meeting for elections

Nominations must include a brief biography of the candidate and desire for election

Board members must be property owners within CSA3

A list of nominees will be published on the CSA3 website CSA3Seascape.org, distributed via the CSA3 email roster and posted on the Seascape neighborhood page of nextdoor.com thirty (30) days prior to the announced annual meeting for election

At the annual meeting for election, nominees must be present and are required to make a brief statement

The election and votes will consist of one vote by each property owner present for selection of five (5) nominees on the ballot, i.e., one (1) vote per nominee up to five (5) nominees

There is no cumulative voting

The current Board will appoint among its members a chair to administer the election

At the discretion of the chair, the voting may be by voice vote, hand vote, or written ballot

The chair will announce the five (5) winners of the election at the end of the voting without regard to vote count

The newly elected Board takes charge at the adjournment of the annual meeting.

The announcement of the new Board will be reflected in the minutes, published on the CSA3 website CSA3Seascape.org, distributed via the CSA3 email roster, and posted on the Seascape neighborhood page of nextdoor.com

The current Board County Liaisons will convey the results of the election to the County

At its first meeting, the newly elected Board will select two (2) County Liaisons