

MINUTES

CSA 3 Board Meeting

Thursday, December 15, 2022

South Point Coffee Shop

- I. The meeting was called to order by Margit at 1:00 pm
 - A. Attendance
 - B. Present: Margit Aramburu, Harold Mancusi-Ungaro, Chris Modjeski, Trink Praxel
 - C. Via Zoom: Mark Birns
 - D. Guest: Jeff Powers

- II. Minutes of November 17, 2022: Harold Mancusi-Ungaro
 - A. Approved

- III. Financial Update: Trink Praxel
 - A. See attached
 - B. Soquel Creek water charges are presumed pending confirmation from the County

- IV. Update re Overall Median Maintenance: Trink Praxel and Jeff Powers
 - A. We need to ask DPW to clear the gutters on Seascapes
 - B. Jeff has not been charging us for dumping and backhoe work
 - C. Highest priority is diminishing the weed bank with spraying and hand pulling
 - D. Successful in clearing out the weed bank
 - E. Many areas will need to be rototilled in the spring before the last rains to get areas looking smooth and clean
 - F. Flowering plums need to be removed before they start blooming
 - G. If no increase in assessment, plan will be only to keep areas weed free
 - H. Example plantings on Seascapes are doing well
 - I. Problems on upper Clubhouse median
 1. Median is very narrow in parts
 2. County cut down tree and left large stumps and roots
 3. Ask the County about removal of stumps and roots, and repair of the curbs
 - J. Neighbors want to take care of the small medians on Via Tornasol and Via Palo Alto that are not in our contract
 1. They are not part of our contracts
 2. We can include them in a future contract if the funding for an increased assessment goes thru

3. We have asked the neighbor to wait until after we have further discussion about this with the County
 4. Will talk to DPW
 - a) About including them
 - b) Whether neighbors may maintain them
- V. Update on Two Median Renovation Project: Trink Praxel
- A. Discussion about review of expenditures for the renovated medians
 1. Request for summary of expenses
 - a. \$34K bid
 - b. Pick two medians at the bottom of Seascap
 - c. Had a plan then backed items out to arrive at limited budget
 - d. Stayed within contracted budget, not time and materials
 - e. 40% more in plants and labor than budgeted
 - f. Included new drip irrigation
 - g. Scope of work more than agreed to
 - B. Need to know going forward what real expenses are
 1. Will plan to maintain contract prices within past budget planned for the increase assessment, assuming the vote passes
 2. Jeff is willing to accept past estimates
- VI. Update re Beach Maintenance, Billing, and Contracts: Harold Mancusi-Ungaro and Mark Birns
- A. Patrol
 1. The contract information has been submitted to work with SCP-Security effective January 1
 2. Allied Security has notified us that they will not do trash removal after January 1, and they have not charged us for trash removal for October and November
 3. Allied has not been see patrolling the beach at 10 as contracted
 4. The County has given Allied Security 30 days' notice to terminate our contract with them December 31, 2022
 - B. Trash collection
 1. We have no contract for trash collection as of January 1, 2023
 2. Discussion about budget vs trash collection
 - a) In current budget we have minimal funds to support trash collection
 - b) We cannot promise extension of any contract beyond June 30

without an increase in the assessment

- C. **Motion was made and passed to allow the lapse in trash collection to proceed without negotiating any new contract at this time.** Furthermore,
 - 1. We will notify people that there is no trash collection effective January 1, 2023
 - a) Harold will post on Nextdoor.com
 - b) Trink will send out an email
 - c) Chris will post on the web site
 - d) We have asked the County for signage to the effect
 - 2. Harold has asked the County for four signs, at Sumner, Via Palo Alto, Via Gaviota, and Hidden Beach stating that people must police their own trash
 - a) County approval is pending
 - b) There is a question of wording and language that needs to be approved
 - c) Discussion of whether all should be paid for by CSA or County
 - d) Add to issues to discuss with DPW director
 - D. We will ask Allied Security to retrieve the garbage cans in December
 - 1. They belong to Allied Security
 - 2. The RFP specified that they supply and maintain 18 cans – there are only 12
 - E. We can revisit the situation in a couple of months
- VII. Issues for Harold and Trink to discuss with DPW Director Matt Machado
- A. Discontinuing Beach trash collection
 - B. Signage to give notice that Beach trash cans will be removed
 - C. Curb repairs and trunk removal on Upper Clubhouse median
 - D. Neighbor maintenance of small medians on Via Tornasol and Via Palo Alto
- VIII. Election implementation
- A. Between now and next meeting, we need to collect a list of property owners
 - B. We have a few volunteers from the Annual meeting who are willing to do door to door research
 - C. Plan a meeting in Feb of volunteers and other interested property owners
 - 1. Include HOAs
 - 2. Board will explore their own neighborhoods

- D. Trink will request a list of property owners
 - E. Trink will see if we can get a meeting room in February at Seascapes Resort
 - F. Chris will design a postcard and handout
 - G. Harold will look for postcard vendors
 - H. Margit will update contact list for HOA's
- IX. Next Meeting Date and Location
- A. In person
 - B. Thursday, January 12, 2023, 4-6 at Seascapes's South Point
- X. Adjourned 2:15 PM

Respectfully submitted,

Harold R. Mancusi-Ungaro, Jr.

CSA 3 Financials - FY 2022-23

as of November 18, 2022

	FY 20-21 TOTALS	FY 21-22 TOTALS	FY 22-23 BUDGET ^B	July	August	Sept	Oct	Nov	Dec	YTD ^t TOTALS	% of Budget Spent
Beginning Balance	6,939	11,292	34,737							6,939	25%
Revenue											
Assessment	79,446	79,596	79,600							79,600	
Interest	89	107									
Other Revenue	32										
Total Revenue	79,567	79,703	79,600							79,600	
Expenditures											
Median Maintenance	27,140	21,000	21,000	1,750	1,750	1,750	1,750	1,750		8,750	42%
Security & Garbage	11,555	11,675	30,000	583	1,023	869	286	279		3,040	26%
Soquel Creek Water	8,655	10,587	15,000	515	515	515	515	515		2,575	24%
Backflow Testing	706	723	1,000	75	358	150				583	81%
Tree Removal/Pruning	5,250		10,000			7,890				7,890	79%
Other Direct Expenses	1,498									-	
Direct Expenses	54,804	43,984	77,000	2,923	3,646	11,174	2,551	2,544	-	22,838	52%
Staffing & Overhead	17,898	8,909	18,000								
Misc Fees & Services	2,513	3,365	3,500								
Indirect Expenses	20,411	12,274	21,500							-	
Total Expenses	75,215	56,258	98,500							22,838	41%
Net	4,352	23,445	(18,900)							56,762	
Ending Balance	11,291	34,737	15,837							63,701	

Invoiced, not yet shown as paid