

CSA 3 Board Meeting

Thursday, December 3, 2020

I. The meeting was held via Google meetings

- A. The meeting was called to order by Trink at 4:00 PM
- B. Attendance
 - 1. Present: Margit Aramburu, Mark Birns, Tom Jorde, Harold Mancusi-Ungaro, Denis Poole, Trink Praxel
 - 2. Guests: County Supervisor Zach Friend and Jeff Powers, Coastal Landscaping, Inc.

II. Minutes of Last Meeting: Harold Mancusi-Ungaro

- A. November 5, 2020 Minutes
- B. Action deferred for further review. Will accept by email

III. Supervisor Zach Friend-Discussion of Proposed Assessment Increase

- A. #1 question: "What do you think the reaction will be of the owners?"
- B. Suggestions for communications
 - 1. Shorten the document, e.g., move to an appendix the character of the neighborhoods
 - 2. Emphasize local neighborhood control, that the money stays locally, and is administered locally.
 - 3. Most of the restoration is native landscaping?
 - a. Return to coastal character
 - b. Endorsement of a local culturalist for validation
 - 4. Fire safety, consultation with the FD
- C. Plan for the future since raising again may be difficult.
- D. Provide Q&A of common questions
 - 1. Will it improve road conditions?
 - 2. What if we don't support it?
 - 3. How was the board selected?
 - 4. Why do we need street sweeping?
 - 5. How does root damage from current trees impact sewer damage?
- E. Budget and how to get the information out
 - 1. Can the ballot include the plan?
 - 2. USPS will send within a geographic area
- F. Timing
 - 1. DPW cannot accommodate changes to our assessment vote election after the December 18 deadline.
 - 2. Has to go to Board of Supervisors
- G. It is important to connect to young families
 - 1. Phone in meeting

2. <https://www.freeconferencecall.com>
- H. Supervisor Friend left the meeting at 4:30 pm
 1. **A motion was made and passed to have Trink write to Supervisor Friend to thank him for his time.**

IV. Median Maintenance: Trink Praxel and Jeff Powers

- A. Report on November Work
 1. Cutting shrubs
 2. Williams tree will grind the debris.
- B. Plans for December Work
 1. Keep on top of weeds and shrubs
- C. Jeff has been in touch with Soquel Creek Water
 1. He can retrofit the current spray with low flow spray for less money than new drip
 2. Use of low flow spray has met Soquel Creek's rebate requirements in another of Jeff's projects.
 3. Output will be 9 gal vs 27 gal/min, cutting costs by about ⅓
 4. We should explore grants for retrofitting our irrigation.
 5. Costs of watering in 2003 compared to current rates may be \$20,000 to \$30,000
 6. May be able to plant with minimal to no irrigation
 7. Discussed native plants and consultation with local authority

V. Financial Update: Trink Praxel (Report to be sent separately)

- A. FY 2020-2021 Report – See attached
- B. As of November estimates, we have spent 21% of our expected revenue

VI. Tree Removals: Trink Praxel and Harold Mancusi-Ungaro

- A. Timeline of Removals, Notice to Neighborhood
- B. Insurance submitted and trees should be removed in December
- C. Six residents along Clubhouse have contributed \$2100 to remove remaining trees on Clubhouse
 1. Trink is holding the checks
 2. Trink asked that we discuss these monies at our next meeting
- D. Group discussed and suggested placing notices on Seascape and Clubhouse letting neighbors know
 1. Also replace ribbons around trees so they know what and where to expect removal
 2. Trink will ask Williams Tree to post it.

VII. Public Communication re Median Renovation Plan, Fee Assessment, and Annual Report:
Harold Mancusi-Ungaro and Trink Praxel

A. Annual Report

1. Harold's draft was discussed, reviewed and amendments proposed to limit discussion of renovation and reserve that to a separate report.
2. Harold will revise them and send them to the Board by email for final approval
3. **A motion was made and passed that once approved, Harold will post it on Nextdoor.com, Trink will send it to our email list, and Chris will post it on the web site.**

B. Median Renovation Plan

1. Details were reviewed in light of Supervisor Friend's recommendations including a list of FAQ's
2. Trink will work on them and send them out to us for further review.
3. Once approved, invite HOAs to see if they would like to discuss

C. Further discussion centered around scope of the renovation, timing, and future expenses.

1. Irrigation expenses, including retrofitting and watering need to be considered further.
2. RFP's will come up for review in three years including both median maintenance and the beach services.
3. The proposed budget goes only as far as fiscal year 2023-2024
4. **A motion was made and passed that we amend our previous recommendation with regard to assessment fees, that the fee be raised from \$50 per household and \$150 per business to \$150 per household and \$1200 per business with provision for future reduction.**

VIII. Set Next Meeting Date

- A. In order to finalize our documentation deadline to the County, we will meet via Google Meets Thursday, December 10 at 5:00 pm
- B. Our next regular meeting will be Thursday, January 7, 2021 at 4:00 pm

IX. The meeting was adjourned at 6:07 pm

Respectfully submitted

Harold R. Mancusi-Ungaro, Jr.

CSA 3 Detailed Financials
FY 2020-21

November 1, 2020

% of Year Expended:

42%

	2019-20 TOTALS	2020-21 COUNTY BUDGET	2020-21 BOARD BUDGET	July	August	Sept	Oct	Nov	YTD TOTALS	% of Budget Expended
Beginning Balance	2,206	6,939	6,939						6,939	
Revenue										
Assessment	79,596		79,600						79,600	
Interest	30		71						75	
Other Revenue										
Total Revenue	79,626	79,671	79,671						79,671	
Expenditures										
Paradise Landscape	9,995								-	
Coastal Landscaping	7,000	31,000	31,000	1,750	1,750	2,540	2,540	1,750	10,330	33%
First Security / Allied Univ	24,045	24,000	24,000	1,249	1,229	1,142	1,233	1,200	6,053	25%
Soquel Creek Water	8,265	10,000	8,650	685	685	685	685	685	3,425	40%
Backflow Testing	586	1,000	1,000			533			533	53%
Williams Tree	2,700	4,700	13,140						-	
Tree Removal Permit	944								-	-
Direct Expenses	53,535	70,700	77,790	3,684	3,664	4,900	4,458	3,635	20,341	26%
Staffing & Overhead	18,658		11,000						-	
Misc Services	2,700		3,000						-	
Indirect Expenses	21,358	12,548	14,000							
Total Expenses	74,893	83,248	91,790						20,341	
Net	4,733	(3,577)	(12,119)						59,330	
Ending Balance	6,939	3,362	(5,180)							

projected

overhead % 35%
Including Misc Services 40%

0% 14%

Est'd by County