

MINUTES
CSA 3 Board Meeting
Wednesday, January 19, 2024
Via Zoom

- I. Meeting was called to order at 6:02 PM
- II. Attendance
 - A. Present: Harold Mancusi-Ungaro, Chris Modjeski, Trink Praxel; Margit Arambu, Mark Birns
- III. Minutes of December 6, 2023, were distributed today and are pending to be approved on line
- IV. Financial report – Trink
 - A. No new information
 - B. Plan every two months
 - C. Annual report to be distributed at upcoming annual meeting
- V. Median maintenance – Trink
 - A. Have not heard back from Soquel Creek about “hidden” meter
 - B. Waiting for revised timely bids for stump removal
 - C. Dying tree at trestle path needs to be addressed
 - D. Have not heard back from County about removal of the wooden sculpture on Via Tornasol and the median itself as well as the one at the head of Via Palo Alto
 - E. Trink discussed with DPW possible removal of the narrowing median on Sumner near the trestle path
 - a. It helps slow traffic, so it is not an option
- VI. Signs – Trink, Margit, Harold
 - A. Still pending PO re trash removal
 - B. Plan for additional signs on base of Via Palo Alto stairs and Via Gaviota stairs
 - C. Consider additional County ordinance sign for end of Via Gaviota
- VII. CSA3A subdivision – Harold, Trink
 - A. The County has informed us that any changes will require an impact study to be done by a civil engineering company
 - B. Trink and Harold met with one company, John Bliss of SCI
 - a. He was surprised that the County hadn’t required a new study of the CSA before our former votes, saying it should have been required after passage of Prop 218
 - b. He said the County should pay for the study, with possible recharging to the CSA over time
 - c. He thought condos and single family units should not be the same fee level
 - d. His ball park estimate of a study was \$25-40,000, with another \$10-15,000 for the balloting and outreach
 - C. Trink and Margit met with County Supervisor Zach Friend, DPW Director Matt Machado, and LAFCO Executive Officer Joe Serrano
 - a. County does not have the money for a study

- b. Matt said that there are varying opinions about when these studies are required and who should pay for them
 - i) Some CSAs have found outside financing for their studies
 - ii) He recommends we get a quote from Bowman Williams
 - iii) We may find that we could pay for one over a couple fiscal years with the right timing, using the CSA funding schedule.
- c. CSA benefit study outcomes must just be considered “reasonable”, and that is determined by the County Board of Supervisors, unless there is a legal challenge
- d. Study should be done for the subdivision vs the entire CSA
- e. Next step is a request for the “scope of work” with RFP to send out to civil engineering firms
- f. Matt and Joe willing to look at RFP and advise
- g. Report needs to define the benefits of subdividing
 - i) New district
 - ii) New additional assessment
 - iii) Study to determine the potential boundaries of the subdivision and where the beach benefit is drawn

VIII. Annual Meeting for 2023 to be held Feb 4 at the Seascape Resort

- A. \$500 fee
 - a. Trink will submit request to the County to pay
- B. Agenda similar to last year
 - a. Welcome – Chris
 - i) Review what CSA3 is
 - ii) Refer to web site
 - b. Budget for last FY and first half of FY with proposal for next FY – Trink
 - c. Services provided
 - i) Median maintenance – Trink
 - ii) Beach patrol – Harold
 - d. Proposal for subdivision of CSA3A into new district and new additional assessment – Harold
 - e. Board election in the fall
 - i) Rules to be reviewed – Harold
 - ii) Rules link on our website – Chris
- C. Propose dates for 2024 Annual Meeting and Board Election
 - a. Possible dates to look at Sept 22 or 29, Oct 20 or 27

IX. Next meeting March 14 5:00PM at place to be determined

X. Adjourned 7:00 PM

Respectfully Submitted

Harold R. Mancusi-Ungaro, Jr.