

MINUTES**CSA 3 Board Meeting****Thursday, January 6, 2022**

- I. Attendance
 - A. The meeting was held on-line with Zoom.
 - B. The meeting was called to order by Margit at 4:45 PM
 - C. Present: Margit Aramburu, Mark Birns, Harold Mancusi-Ungaro, Chris Modjeski, Trink Praxel

- II. Financial Update: Trink Praxel
 - A. See attached chart

- III. Minutes of September 27, 2021: Harold Mancusi-Ungaro
 - A. Minutes approved as amended and circulated

- IV. Response from Soquel Creek Water District re: Median Hookups/Fees: Trink Praxel
 - A. Letter from SCWD attached
 - B. What is the cost of removal and replacement?
 - 1. We would need to get an estimate from a contractor for removal
 - 2. To reinstall we would have to pay
 - a. New service application Fee: \$300 per meter; 8 x 300 = \$2,400
 - b. Cost of reinstallation from outside contractor
 - c. Construction Inspection Fee: \$1500 per meter; 8x1500 = \$12,000
 - d. Water Demand Offset Fees
 - 1) \$55,000 per one acre foot applies to new construction
 - 2) Question if they would charge for a reinstall?

- C. We would have to get County approval to remove irrigation
- D. We could not afford to replace them
 - 1. Note \$55,000 per one acre foot if enforced
 - 2. Could we go with never watering again?
 - 3. We have not watered for several years because we have had "turf."
 - 4. With no water could we consider planting or alternative changes to the medians
- E. We can reduce 1-in lines to 5/8-inch lines. We have four at 5/8 in and four 1 in
- F. Will check with Jeff of CLI to see if either is feasible
 - 1. No water vs 5/8-in lines
 - 2. Invite him to next meeting.

- V. Update re Median Maintenance: Trink Praxel
 - A. Olive tree damaged by auto accident. Checking with County risk management about recovering expense to replace it.
 - B. Review of bid to prune critical olive trees: number and location.
 - 1. Quote to prune 16 for \$3800
 - 2. Will ask County for PO
 - C. Continue to apply herbicides to control weeds and wild ground cover.

- VI. Update re Beach Maintenance, Billing, and Contracts: Harold Mancusi-Ungaro and Mark Birns
 - A. Billing is now itemized as requested

- VII. Analysis of Assessment Voting: Trink Praxel
 - A. Trink and Margit were able to review the voting by neighborhoods
 - B. Beginning to review general neighborhood breakdown, how many voted, participation
 - 1. Breakdown
 - a. Group 1: Seascape Blvd and side streets
 - b. Group 2: South Vias
 - c. Group 3: Seascape resort
 - d. Group 4: Condo complexes
 - e. Group 5: Estates (Via homes and condos)
 - f. Group 6: North Dolphin and side streets
 - g. "Out of CSA"

2. Only about 700 of the 1600 owners voted
 3. Seascape resort was 3:1 “no”
 4. Group 4 was 2:1 “no”
 5. Only groups 2 and 5 were slightly more “yes” than “no”
- C. Need to improve outreach and participation
- D. Involve condo boards and Seascape management regarding their interest and opinions for future changes in assessments and directions

VIII. Annual Public Meeting for 2022: Location, Agenda, Notice of Vacancies, Promotion/Notification

- A. Think about venue.
- B. Reviewed timeline for nominations and election
1. Nominations at least 45 days before meeting
 2. Post ballot 30 days before the meeting
- C. Attach rules to these minutes when posting on the web site

IX. Next Meeting Date: Thursday, March 3, 2022, 4-6 pm

X. Meeting adjourned 5:30 pm

Respectfully submitted,

Harold R. Mancusi-Ungaro, Jr.

CSA 3 Financials - FY 2021-22

as of January 4, 2021

	FY 20-21 TOTALS	FY 21-22 BUDGET	July	August	Sept	Oct	Nov	Dec	YTD TOTALS
Beginning Balance	6,939	11,291							6,939
Revenue									
Assessment	79,446								79,600
Interest	89								
Other Revenue	32								
Total Revenue	79,567	79,600							79,600
Expenditures									
Coastal Landscaping	27,140	21,000	1,750	1,750	1,750	1,750	1,750	1,750	10,500
Allied Universal	11,555	20,000	281	325	1,108	1,255	1,178		4,147
Soquel Creek Water	8,655	9,000	784	784	784	784	784	784	4,704
Backflow Testing	706	750			648				648
Tree Removal/Pruning	5,250	5,000							-
Other Direct Expenses	1,498	1,000							-
Direct Expenses	54,804	56,750	2,815	2,859	4,290	3,789			13,753
Staffing & Overhead	17,898	20,000							7,917
Misc Fees & Services	2,513	2,500							
Indirect Expenses	20,411	22,500							7,917
Total Expenses	75,215	79,250							21,670
Net	4,352	350							57,930
Ending Balance	11,291	11,641							64,869

Indirect % 24% 25%

Invoiced, not yet shown as paid

CSA 3 Resolution re: Community Annual Meetings and Election of Board Members

Adopted 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 at least two (2) years. Beginning with the meeting in fiscal year 2022-2023, elections will be held every 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.

Any Board member who misses four (4) or more unexcused meetings may be subject to removal by the other members of the Board.

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

The Board will call for nominations no less than 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 other appropriate media.

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. No one can be a Board member who receives financial gain or is employed or contracted to service CSA3.

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

At the annual meeting for election, nominees must be present and may make a brief statement.

The election and votes will consist of one vote per property by one owner present at the meeting for selection of five (5) nominees on the ballot, i.e., one (1) vote per property per nominee up to five (5) nominees. Owners of more than one property will have as many votes as the number of owned properties. Owners of multiple properties need to identify themselves to the chairman of the election so that their votes may be registered correctly.

There is no cumulative voting, i.e., no more than one vote per property per candidate.

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 hand vote or written ballot

The chair will announce the five (5) winners of the election at the end of the voting at the meeting 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 other appropriate media.

At its first meeting, the newly elected Board will select two (2) County Liaisons and report to the County. The new Board will determine among themselves individual responsibilities and meeting dates.