

## MINUTES

### CSA 3 Board Meeting

**Thursday, March 3, 2022, 4-6 pm**

Meeting held online

- I. Attendance
  - A. The meeting was held on-line with Zoom.
  - B. The meeting was called to order by Margit at 4:02 PM
  - C. Present: Margit Aramburu, Mark Birns, Harold Mancusi-Ungaro, Chris Modjeski, Trink Praxel
  - D. Guest: Jeff Powers
- II. Financial Update: Trink Praxel
  - A. Spreadsheet attached
  - B. We have previously discussed the potential \$10,000 for maintenance of the olive trees; it is not listed in the budget
  - C. We have a surplus so far because we came under budget for beach patrol last year
- III. Minutes of January 6, 2022: Harold Mancusi-Ungaro
  - A. Minutes approved
- IV. Update re Median Maintenance: Trink Praxel & Jeff Powers
  - A. Most of vegetation ground cover and weeds have been cleared. Some remains. We are working on the roots.
  - B. The drought has slowed the regrowth of weeds so we can clear them.
  - C. Next week we will start working on Clubhouse below the tracks and later above the tracks.
  - D. We are on track to have all the weeds, shrubs, roots, etc., cleared for replanting by 2023-2024 fiscal year.
    - 1. Removing everything but the trees
    - 2. Having no extra brush with clean earth will eventually decrease the overall cost of maintenance when there are new plantings.

- E. Update re bids to prune olive trees: number and location
  - 1. Draft of RFP will be sent out to 3 companies for bids.
  - 2. We will require survey all the olives
    - a. One bid for most urgent
    - b. Second bid for all or as a secondary bid
    - c. Require an arborist as part of the evaluation
  - 3. Trink will finish the RFP and send it out to us for comment
- F. Damaged tree from car accident on median
  - 1. We have accident report
  - 2. Trink will ask for cost of removing and replacing the tree
  - 3. We had to pay for removing the tree about \$740
- G. People are driving over the Seascape median at Dolphin
  - 1. Checked with CHP, crossing is against the law.
  - 2. At least one car is coming down hill crossing into the duplex
  - 3. We will put up signs blocking the route and include a warning and list our web site
  - 4. Chris will add a note with details on the web site
  - 5. Harold will post on Nextdoor
- V. Discussion of Soquel Water District Letter re: Median Hookups/Fees: Trink Praxel
  - A. We can reduce the four 1-inch hookups to 5/8 inch
  - B. This will save us \$78/month or \$3,744 a year
  - C. Trink and Jeff will meet with Soquel Creek regarding their cost to reduce the hookups
  - D. Point of connections can still be used, but all the lines will be abandoned since we are going to drip from spray.
- VI. Update re Beach Maintenance, Billing, and Contracts: Harold Mancusi-Ungaro and Mark Birns
  - A. We remain under budget since the patrols have shortened to only .25 hour during the winter
  - B. There still is an issue about the use of "Foot Patrol" on the invoices when it is a "Motor Patrol"
  - C. There was a complaint about no pick up on February 11.
    - 1. Harold brought it to their attention and it was remedied
    - 2. Harold will check the February invoice

VII. Annual Public Meeting for 2022

A. We need a venue

1. The resort would be best
  - a) They have many units
  - b) The management has expressed an interest to be involved
  - c) Trink will contact management
2. Once we have venue we can start promoting
  - a) Agenda
  - b) Election rules
3. Plan end of September after school starts or October

VIII. Next Meeting Date: Thursday, April 14, 2022, 4-6 pm

IX. Adjourned 4:40 PM

Respectfully submitted,

Harold R. Mancusi-Ungaro, Jr.

### CSA 3 Financials - FY 2021-22

as of March 2, 2021

	FY 20-21 TOTALS	FY 21-22 BUDGET	YTD TOTALS	Jan	Feb	March	April	May	June	YTD TOTALS
<b>Beginning Balance</b>	<b>6,939</b>	<b>11,291</b>	<b>6,939</b>							<b>6,939</b>
<b>Revenue</b>										
Assessment	79,446		79,600							79,600
Interest	89									
Other Revenue	32									
<b>Total Revenue</b>	<b>79,567</b>	<b>79,600</b>	<b>79,600</b>							<b>79,600</b>
<b>Expenditures</b>										
Coastal Landscaping	27,140	21,000	10,500	1750	1750					3,500
Allied Universal	11,555	20,000	5,355	1187	1187					2,374
Soquel Creek Water	8,655	9,000	4,704	784	784					1,568
Backflow Testing	706	750	648							-
Tree Removal/Pruning	5,250	5,000								-
Other Direct Expenses	1,498	1,000								-
<b>Direct Expenses</b>	<b>54,804</b>	<b>56,750</b>	<b>21,207</b>	<b>3,721</b>	<b>3,721</b>	-	-	-	-	<b>7,442</b>
Staffing & Overhead	17,898	20,000								
Misc Fees & Services	2,513	2,500								
<b>Indirect Expenses</b>	<b>20,411</b>	<b>22,500</b>								-
<b>Total Expenses</b>	<b>75,215</b>	<b>79,250</b>	<b>21,207</b>							<b>7,442</b>
<b>Net</b>	<b>4,352</b>	<b>350</b>	<b>58,393</b>							<b>72,158</b>
<b>Ending Balance</b>	<b>11,291</b>	<b>11,641</b>	<b>65,332</b>							<b>79,097</b>

Indirect %      24%      25%

Invoiced, not yet shown as paid