

MINUTES

CSA 3 Board Meeting

Thursday, November 17, 2022

Online meeting via Zoom

- I. The meeting was called to order by Margit at 4:04 pm
 - A. Attendance
 - B. Present: Margit Aramburu, Mark Birns, Harold Mancusi-Ungaro, Chris Modjeski, Trink Praxel
- II. Minutes of September 6, 2022: Harold Mancusi-Ungaro
 - A. **Approved**
- III. Financial Update: Trink Praxel
 - A. Last update November 7
 - B. Today's version had security added since then
- IV. Vote on Election to Raise Yearly Fees and Amount: Trink Praxel
 - A. Confirm plan for raise in annual assessment three-fold, \$50 to \$150, \$100 to \$300, \$300 to \$900, \$400 to \$1200 with no CPI
 - B. CPI cannot be included without a previous confirmatory vote in the past
 - C. **MOTION MADE AND APPROVED TO MOVE FOR A VOTE TO RAISE THE ANNUAL ASSESSMENT**
 - D. Will discuss implementation in December 15 meeting 1:00-3:00 PM at SouthPoint
- v. Update re Overall Median Maintenance: Trink Praxel
 - A. All plants doing well and are rooting
 - B. Deer have not damaged the new plantings
 - C. Weeds on Clubhouse are work in progress
 - D. Rain has allowed weed seed germination for spraying
 - E. Will install drip irrigation in the newly planted areas are for late spring irrigation
 - 1. Will use less and less water as they mature
 - 2. Should not need irrigation once established

- VI. Update on Two Median Renovation Project: Trink Praxel
 - A. Discussion about review of expenditures for the renovated meetings
 - 1. Request for summary of expenses
 - 2. Need to know going forward what real expenses are
 - 3. **MOTION MADE AND PASSED TO ASK JEFF OF CLI FOR A SUMMARY OF EXPENSES FOR THE NEWLY RENOVATED MEDIANS.**
- VII. Review of Next Yearly Budget (2023-2024): Trink Praxel and Harold Mancusi-Ungaro
 - A. See attached
 - B. Takes into account new assessment for added expenses
 - 1. Renovation of medians according to plan over the next several years
 - 2. Returning more detailed beach security and more frequent trash pickups
- VIII. Update re Beach Maintenance, Billing, and Contracts: Harold Mancusi-Ungaro and Mark Birns
 - A. Contracts in flux
 - B. We have bids for garbage and security from new vendors that are awaiting County decisions
 - C. We are waiting for risk management to decide on trash vendor
 - D. We are waiting for legal to see if we can separate from Allied Universal for a new company
 - E. Allied Security has notified us that there will be no garbage pickup as of January 1
 - F. There was no garbage pickup – at least no charges for garbage – for the month of October
 - G. Discussion about simply stopping garbage pickup altogether.
 - H. People will need to police and bus their own garbage
 - I. Will ask county for signs x4 noting that there is no garbage pickup, etc.
 - J. Place signs at top of Trestle, top of Via Palo Alto stairs, bottom of Via Gaviota, top of path to Hidden Beach
 - K. Discussion about setting up a meeting with Matt Machado of DPW about our responsibilities regarding garbage, security and existing RFP's vs problems with vendors

- IX. Review/ Discussion/Outcomes of Annual Public Meeting for 2022: Sunday, October 9, 2022 and Notes from Annual Meeting: Chris Modjeski
- A. Thanks to the resort for the space and reception after
 - B. There were people attending who are willing to knock on doors but want a game plan: bullet points for discussion.
 - C. Some 15-20 additional people signed up for our email
 - D. We need to review those willing to help and see what streets are covered by volunteers
 - E. We can put together a slide show for the web site, showing what is and what could be and why we need to raise the assessment
- X. Discussion about islands on ends of Via Palo Alto and Via Tornasol
- A. Not part of the medians under contract
 - B. County has told us that they are in CSA3 so they are part of our responsibility
 - C. There was a complaint about the condition of the Windlass monument on Via Tornasol
 - 1. Harold looked at it and it appears stable if weathered
 - D. Consider adding these medians to the new contract and RFP as of July 1, FY 2022-2023
- XI. Next Meeting Date and Location
- A. In person
 - B. Thursday, December 15 from 1:00 to 3:00 PM at SouthPont
- XII. Adjourned 6:15 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	July	August	Sept	Oct	Nov	Dec	YTD TOTALS	% of Budget Spent
Beginning Balance	6,939	11,292	34,737							6,939	25%
<u>Revenue</u>											
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	
<u>Expenditures</u>											
Median Maintenance	27,140	21,000	21,000	1,750	1,750	1,750	1,750			7,000	33%
Security & Garbage	11,555	11,675	30,000	583	1,023	869	286			2,761	24%
Soquel Creek Water	8,655	10,587	15,000	515	515	515	515			2,060	19%
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	-	-	20,294	46%
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							20,294	36%
Net	4,352	23,445	(18,900)							59,306	
Ending Balance	11,291	34,737	15,837							66,245	

Invoiced, not yet shown as paid