

Draft  
SADDLE CREEK COMMUNITY SERVICES DISTRICT  
MINUTES FOR THE MEETING OF THE BOARD OF DIRECTORS

October 15, 2013

CALL TO ORDER

The Saddle Creek Community Services District (CSD) Board of Directors held their monthly meeting on Tuesday October 15, 2013. President DeBaldo called the meeting to order at 2:00 PM in the Members Lounge and led Directors and staff in the Pledge of Allegiance.

ROLL CALL: Roll call indicated the following directors were present:

President:	Darlene DeBaldo
Vice President:	Sue Russ
Director	Charles Robinson
Director	Scott Baker

Staff: The following staff members were present:

General Manager:	Charles Martin
Site Manager:	Greg Hebard
Clerk/Treasurer:	Phyllis Richards

Public: Castle & Cooke Dave Haley

APPROVAL OF MINUTES:

M/ by Director Baker and S/ by Director Robinson to approve the minutes of the –September 17, 2013. M/ passed unanimously. Director Baker mentioned that he met with Site Manager Hebard about the concerns that he had at last months meeting. Greg will be discussing this later in the meeting.

CHANGES TO THE ORDER OF AGENDA:

None suggested.

PUBLIC COMMENT:

Mr. Dave Haley reported to the Board that Castle & Cooke’s application for the second gate entrance was denied by the county. He stated that Castle & Cooke received a six (6) page letter from the county. Mr. Haley challenged the letter by stating that Castle & Cooke will be out of here and that they will take what ever action is needed if they do not reconsider. He has a meeting this Friday with Brent Harrington from the County. Mr. Haley stated that one of the things that they are now requesting is a new entitlement for the Copper Cove Subdivision. He said that they have followed the county’s instruction for the past 10 years including recently purchasing new property.

V/President Russ wanted to know why they do not realize that this is a safety issue; there is only one way out of Saddle Creek.

Director Robinson wanted to know if a letter from the CSD Board of Directors stating their concern for the safety carries any weight. Mr. Haley said that they would hope that all of the residents of Saddle Creek would be upset. He feels that they are creating obstacles with hopes that C&C will just go away, however, there is a new Planning Commission Board and they want to get rid of the obstacles that prevent new projects from being denied. He said that they keep changing the rules.

V/President Russ wanted clarification about C&C being out of here. He said that he has received direction from C&C Corporate that if they do not start receiving cooperation and integrity from Calaveras County they will abandon Calaveras County and take what ever action is needed.

It was a consensus of the Board that the District was willing to write a letter to the Calaveras County Board of Supervisors expressing safety concerns and recommending approval of a second entrance. The GM was directed to draft the letter after Mr. Haley provided the District with the written documentation of the denial.

CONSENT CALENDAR: Consent Calendar items are considered routine and will be acted upon by one motion. There will be no separate discussion of these items unless a member of the Board, Staff or a member of the public requests specific items to be set aside for separate action.

- a. M/ by Director Russ and S/ by Director Robinson to move approval of expenditures incurred by the district during the month of September.  
M/ passed unanimously.

CORRESPONDENCE: (Board will briefly address/respond/refer)

None

#### OLD BUSINESS

None

#### NEW BUSINESS

- a. INFORMATION/DISCUSSION: In response to the new building projects currently underway in the District Director Robinson has requested the Board revisit construction site rules and enforcement issues. Director Robinson stated that he wants to review the rules as he is not sure that all of the Directors know the rules and regulation. He understands that the ADC (Architectural Design

Committee) wrote the rules. Dave Haley previously asked if CSD could help with the enforcement because we were here all of the time. He stated that some of the rules we technically have no jurisdiction over because they are not on our property. Greg gets calls about some of the issues. There was a problem with trash that has been resolved. Greg stated that home sites are private property and if people come to the Board about problems that are not under our jurisdiction we can refer them to M&C Association Management Services.

Director Robinson said the only thing that we control is trash in the streets, the speed limit and the hours, because we control the gates.

Mr. Haley suggests that we not advise people to call the Homeowners Association. He would suggest that they call Mr. Haley as he is the Chairman of the ADC. Greg stated that in the future he will send Mr. Haley and the Board Directors an e-mail when there is garbage in the street.

- b. INFORMATION/DISCUSSION: Board Members are reminded that FY 2014 Draft Budget is scheduled to be presented at the regular meeting of November 19, 2013. A public hearing will also be held at that time.

## STAFF REPORTS

Site Manager: Greg advised the Board that he has been inspecting the sidewalks; the worst is on Saddle Creek Drive. He said that there are 4 places that need to be replaced. He has received a quote of \$4,865.00 to remove and replace the concrete.

GM Martin stated that this is a routine maintenance item, not a project. He said that this will be reflected on the budget. Greg also received another quote for \$4,800.00 for crack sealing that would go from Phase 4 down to Greenstone Court. If everything goes smoothly he will continue on through that neighborhood.

Director Robinson wanted to know what they are fixing off of the 17th green. Greg stated that they are fixing drainage. There used to be a French Drain and it causes water to run over the sidewalk, so he decided to fix it before anyone gets hurt. This should be done within the next few days.

The next project will be on the wetlands on hole 8. C&C has done their part, and now we can get in there and start moving out the soil. They might also remove some of the cattails, depending on what the golf course says.

General Manager: Nothing

DIRECTORS REPORTS:

President DeBaldo – None

V/President Russ – None

Secretary Lazarus – Absent

Director Robinson – None

Director Baker - None

ADJOURNMENT – Having no further business, President DeBaldo adjourned the meeting at - 2:21 PM. CSD's next board meeting date is November 19, 2013.

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Phyllis Richards, CSD Clerk/Treasurer

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Charles Martin, General Manager

APPROVED BY:

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Darlene DeBaldo, Board President

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Sue Russ, Board V/President

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