

Draft
SADDLE CREEK COMMUNITY SERVICES DISTRICT
MINUTES FOR THE REGULAR MEETING OF THE BOARD
OF DIRECTORS
June 21, 2016

CALL TO ORDER:

The Saddle Creek Community Services District (CSD) Board of Directors held their monthly meeting on Tuesday June 21, 2016. President Russ 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:

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| | President | Sue Russ |
| | Director | Ken Albertson |
| | Director | Owen Bramlett |
| | Director | Darlene DeBaldo |
| Staff: | The following staff members were present: | |
| | General Manager/ Treasurer | Peter Kampa |
| | Site Manager: | Greg Hubbard |
| | Clerk | Michele Menzies |
| | Saddle Creek Manager | Rick Morgan |

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| Members of the public were in attendance | Kent Lazarus |
| | John Lynch |

CHANGES TO THE ORDER OF AGENDA:

PUBLIC COMMENT: Expressed concern for the water and condition of the ponds as well as the Quail Trail. GM Kampa recommended the public review we will start doing small blog information to search for concerns of ponds, fire prevention etc. which will be coming soon, until then they are free to contact him.

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. **Review of monthly financial report and approval of bills and claims or the month of May 2016.**
- b. **Approval of the minutes of the Regular Board Meeting of May 17, 2016.**

Motion by Director Bramlett and Second by Director Albertson for approval of expenditures incurred by the district during the months of May and approval of the May 17, 2016 minutes. Motion passed unanimously.

Discussion and Action Items

- a. Approval of a Resolution of Appreciation for Kent Lazarus for his years of service on the Board of Directors.

Motion by Director Bramlett and Second by Director Albertson for Approval of a Resolution of Appreciation for Kent Lazarus for his years of service on the Board of Directors. Motion passed unanimously.

- b. Review of Documentation Prepared by Consultants Hired by Castle & Cooke, Evaluating and Interpreting the Various State and Federal Entitlement Agreements and Permits for the Saddle Creek Wetlands and Golf Course Water.

Introduction and Background

This letter summarizes The Planning Associates evaluation and interpretation of state and federal entitlement agreements and permits for Castle & Cooke's Saddle Creek Golf Course located in Copperopolis, California.

The recent California extended drought has called into question what golf course elements, features, and mitigation areas require man-made irrigation and the types and duration of irrigation for each "element." Included in this discussion are explanations of regulations guiding the trimming or maintenance of vegetation in or near golf course water related elements.

The Saddle Creek Golf Course entitlement goes back some 17 years and beyond. Much local knowledge of the intended water uses on the golf course has been lost. In addition, much of the current usage of water on the golf course "elements" has been surmised by professionals, some correct, and some incorrect. This letter summarizes TPA's forensic investigation of the Saddle Creek Golf Course entitlements, including personal interviews and telephone discussions with professional real estate business staffs, consultants, and attorneys involved with the entitlement process. In addition, this letter illustrates the process in which TPA had collected primary entitlement documents for an independent assessment of the entitlement conditions, design, watering requirements, and maintenance of the golf course elements.

GM Kampa-We've had a summer this year with a lot less stress. It will be nice to have on paper the knowledge of what ponds need to have water, so we can be in compliance.

GM Kampa recommends we get together with Castle & Cooke and CCWD for another formal meeting, as to come to an understanding to make sure we have adequate water rights. Would like to get together with Brandon, Greg and Ralph to strategize and sign off what ponds are to be full and what needs to be done. So for the record, we still have the pond permit and this documentation will all be filed with permanent records of the district

such as the Army Core of Engineers and Greg will create binders. Bottom line there is still work to be done.

- c. Status update report regarding the status of the pavement condition assessment report and related potential road improvement funding.

We have updated the report and are looking into getting a program that is an open architectural program that other cities use. The goal is to develop a plan with specifications going forward, where in we will have certain standards established. Also adopting a Capital Improvement Program, a couple options will be presented to the board on ways to applying that tax towards different land use. It will be about \$8,000 for a Special Election and that is a final detail we are working out. The 1st time it will get on the Tax Roll, will be this time next year.

Director Albertson expressed concern that before this goes to the community, we need to be able to say Castle & Cooke is going to do X or not do X.

GM Kampa has direction from Board to look into a possible bond as another option.

- d. Discussion and potential action regarding development of a plan for landscaping damaged by drought water restrictions and potential for replacement with drought tolerant landscaping or other improvements.

Discussion from last meeting was about getting drought resistant plants for front gate. Greg suggests using seeds for grass in some test areas. The cost for seeds up front and near club house would be around \$800. Rick offered that he has plenty of seed leftover for Greg to use, if we want it, he's willing to work together to reseed everything for the good of the Golf Course. GM Kampa is going to look into what CCWD is going to let us do and what the water restrictions will be, before making a decision.

GM Kampa has direction from Board to move forward with solutions for brown spots and working with Rick to resolve the issue.

STAFF REPORTS:

Peter Kampa- Expressed his appreciation to board for supporting his going to CSDA functions and he's excited for being on the board. There's a lot going on right now making it difficult to be a local government, there's a lot of mandates to get through the red tape. I also spent two days instructing at the General Manager Leadership Summit.

Greg-About a week from finishing mowing, weed eating about 3 weeks. We didn't spray last week because of weather. We have a hand held fogger for those who need it, just call, preferably in the morning. We will continue spraying next 3 weeks weather permitting.

DIRECTORS REPORTS:

President Russ-None

Director Hoffman-None

Director Albertson-None

Director DeBlado-

ADJOURNMENT – Having no further business, President Russ adjourned the meeting at 3:37 PM. CSD's next board meeting date is a special meeting to be held July 19, 2016.

Michele Menzies, CSD Clerk

Peter Kampa, General Manager

APPROVED BY:

Sue Russ, Board President

V/President

SEAL

