

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

March 1, 2016

CALL TO ORDER:

The Saddle Creek Community Services District (CSD) Board of Directors held a special meeting on March 1, 2016, for the purpose of discussing issues of concern related to the operation of the community entrance gate. President Russ called the meeting to order at 2:01 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:	Sue Russ
Vice President	Lawrence Hoffman
Director	Charlie Robinson
Director	Kent Lazarus
Director	Kenneth Albertson

Staff: The following staff members were present:

General Manager	Peter Kampa
Site Manager:	Greg Hebard

Members of the public were in attendance

DISCUSSION AND ACTION ITEMS:

General Manager Kampa provided an overview of the current concerns over operation of the community entrance gate. Kampa referred to a document distributed with the agenda packet which provided the history of Board actions and directions related to the gate operation. Kampa requested that the Board give direction on:

- A. Desired service levels including hours and other conditions of automatic and staffed operation
- B. Personnel authorized to access to District facilities including the entrance gatehouse
- C. Financial considerations for staffing of the gatehouse for the benefit of the community's commercial enterprises

Kampa explained that for the past few years, as agreed Castle & Cooke has been employing the staffing for the gate on Friday evening through Sunday evening of every week. This staffing of the gate was provided by Castle & Cooke to facilitate controlled public access to the golf course and its commercial businesses.

On February 24, 2016 Kampa was notified that Castle & Cooke no longer intended to fund the staffing of the entrance gate on Friday evenings through Sunday; effective immediately. Kampa explained to Golf Course management that without the staffing, per Board policy and prior agreement reached at CSD Board meetings, the gate would be kept closed and on automatic operation for residents and their visitors.

Kampa stated that Golf Course Manager Rick Morgan arranged for his personnel to staff the gate on the weekend of February 26-28, 2016 but due to the fact that the CSD was notified of this change last minute and without time to review the new proposed staffing arrangement, Kampa required that Golf Course staff not be provided access to the gate control building until Board direction could be received.

Vice President Hoffman voiced his opinion that it was not appropriate for the golf course staff to have to operate the gates from outside the building, and that a solution to this was needed. Hoffman proposed possible operation of the gate remotely by golf course concessions staff from inside the lodge offices.

Director Robinson stated his satisfaction with Golf Course management's acknowledgement that something needed to be done for Castle & Cooke to provide the staffing. Robinson informed the Board that he supports closing the gate 24x7 and that when the gates were first installed by Castle & Cooke, the CSD provided the staffing of over 70 hours per week using seed money from Castle & Cooke; but this was not a sustainable operation for Castle & Cooke.

President Russ explained that this same issue occurred in 2012 when Castle & Cooke pulled the funding for gate staffing then as well. Russ then opened the meeting for public comment on the issue.

Members of the public spoke generally in favor of wanting to see the commercial operations at the golf course be successful and for the CSD and golf course to come to an agreement on the issue. All public comments stated that they were informed that Saddle Creek was a "gated community" and they also supported the entrance gates as attractive to property values and one of the reasons they purchased in Saddle Creek.

Golf Course Manager Rick Morgan thanked Manager Kampa and Site Manager Hebard for their cooperation in this matter, and explained that the reason that funding was pulled was that they (Castle & Cooke) was uninformed about the history and passion of this issue and agreements made between the parties. Morgan explained that the current employee had to be changed to hourly pay which was a concern to EDD. Morgan addressed concerns with using staff in the lodge building as remote gate attendants, expressing concern that there could be missed calls and poor customer service.

Morgan explained that Castle & Cooke Development Manager Scott Thayer is now enlightened on the need for continuous gate staffing on the weekend, and felt as though Thayer would not oppose a proposal for Castle & Cooke to fund gate staffing.

General discussion ensued regarding the expensive cost of installing gates in a different location. Residents expressed concern with having a semi-private community when it was advertised as a private, gated community.

Linda Beck representing Castle & Cooke explained that Scott Thayer did not understand the scope of the agreement between his company and the CSD, and felt that they were certainly prepared to come to agreement on a staffing resolution. Beck further explained that the gated entrance was always intended for the privacy of the residents, and cannot be expected to keep all bad people out.

Director Owen Bramlett stated that he supports closing the gate which will give Scott

(Thayer) the impedes to contribute to staffing for the gate. President Russ summarized that we need to be able to facilitate a temporary solution for the next two weeks until our Board meeting (of March 17, 2016) and further directed Manager Kampa to meet with Rick Morgan to develop the temporary and long term solutions, for consideration at the CSD March board meeting. Kampa and Morgan concurred.

Kampa stated that he would be developing a written agreement for consideration by the Board at the March meeting, as sometimes what happens in prior Board meetings, as reflected only in the meeting minutes, can get lost in staffing changes from Manager to Manager, and Board to Board.

ADJOURNMENT – Having no further business, President Russ adjourned the meeting at 3:25 PM.

Peter Kampa, General Manager

APPROVED BY:

Sue Russ, Board President

Lawrence Hoffman, V/President

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