

ROLLING HILLS COMMUNITY SERVICES DISTRICT
MINUTES of AUGUST 19, 2014 MEETING OF THE BOARD OF DIRECTORS

1. Call to Order/Roll Call.

The meeting of the Rolling Hills CSD held on August 19, 2014 was called to order at 7:04 p.m. by President Matt Sites in the meeting room at Holiday Inn Express, 4360 Town Center Drive, El Dorado Hills, California. In addition to President Sites, Directors Tim Halverson and Mark Magee, General Manager Chaney Hicks, and Board Secretary Linda Stone were present at roll call, and members of the District. Directors John Kennedy and Gordon Fawkes were absent.

2. Public Comment. None.

3. Presentation

Michael J. McDougall, President of MJM Properties, made a presentation about the proposed development project for 49 single family homes on 23 acres located immediately adjacent to the District, north of White Rock Road and across from Four Seasons abutting the County line to the west. He explained that his firm serves as a consultant to the owners, Standard Pacific Homes, and is working to get entitlements for the project. McDougall discussed plans for the project which include single story luxury homes with lot sizes of approximately 10,000 square feet. He discussed the history of the property and noted it is zoned Multi-Family High Density in the General Plan but said any lower use may be done. He said from the District's perspective this development plan is much better than a 575 unit apartment complex which could be allowed by the General Plan. He and Larry Ito of his firm answered questions from the community about the HOA being contemplated for this development, requirements for park development with a development of this size, park impact fees which could be paid in lieu of development, and Quimby Act fees. The developer's approach is to offer to pay to the RHCSD a lump sum payment for park impact fees, in addition to the Quimby Act fees which are based on a formula prescribed by law. The developer is looking at the costs it would otherwise have to pay to construct a park and is hoping to reach agreement with the District to accept those funds to mitigate the use which will most certainly result with the development of those 49 homes in the District. No specific dollar amounts were mentioned at the meeting. A proposal will be forthcoming for consideration by the District. The developer is hoping to reach agreement in principal with the District which will serve as conditions of approval for the tentative map. All agreements would be finalized prior to filing of the Final Subdivision map. Aside from park impacts, it was noted that the roads in the new development would be maintained, along with the streetlights, drainage, weed abatement, fire abatement plan, and other infrastructure, by the HOA, thus the District would not expend District funds for those purposes. The District would, however, collect the annual assessment for each parcel which would amount to estimated \$9,800 per year increased revenue. With respect to the park impact fees, it was said this is a great opportunity for the District to gain some funds to make improvements to the District's park infrastructure since those funds would be earmarked for park development purposes. Specifics will be sent to the District with the hope from the developers that agreement in principal can be reached at the next Board meeting with respect to the parks development and impact fees. The Board looked to the eleven residents present at the meeting for some general feedback about the proposal from the developers; generally whether the District should consider acceptance of donated funds for park impact fees or require the developers to build their own park. The residents agreed that receiving payment for park impact fees would be more advantageous to the District. This matter will be on the agenda for the next regular meeting.

4. Monthly Reports.

a. General Manager Report. Chaney presented an oral and written report. She advised about her work with the landscapers. The next Movie Night was discussed and September 13 was confirmed as the date for the event. She spoke about a homeowner in Springfield Meadows whose tree is covering a street sign and causing damage to it. The homeowner would like the sign moved rather than trimming the tree to alleviate the problems. Because of the nature of the request, Chaney contacted DOT who in turn put her in contact with the Traffic Department. She is waiting to hear back from the Traffic division and is proposing to move the sign across the street. The Board was

agreeable with that approach provided the homeowner on whose property the sign currently sits pays for moving the sign, that the work is done by a licensed and insurance contractor, and that the homeowner for the destination location agrees to the move. The final item discussed under the GM report is a basketball hoop encroachment on Baywood. An issue is that it is unclear to whom the hoop belongs. Letters have been sent to all surrounding homeowners.

b. Communications Committee Report. The Communications Committee did not meet this month.

5. Consent Items

The Consent items, consisting of approval of draft Minutes of July 15, 2014 regular meeting of the Board of Directors, Bank statement for period ended July 15, 2014, correspondence including County of El Dorado prepared Federal and State Quarterly payroll tax reports for second quarter 2014, County of El Dorado Community Development Agency Targeted General Plan amendment – Zoning Ordinance Update (TGPA-ZOU) and Public Hearing Schedule, Return Receipt from Pfifer, El Dorado Local Agency Formation Commission Notice of Hearing re Latrobe Fire Protection District Dissolution and El Dorado Hills County Water District Annexation of Latrobe Fire Protection District, and CSDA Memorandum re: 2015 CSDA Committee & Expert Feedback Team Participation were considered. Vice President Tim Halverson moved to approve the consent items and accept and file the items; second by Director Mark Magee; motion carried.

AYES: Sites, Halverson, and Magee

NOES: None

ABSENT: Kennedy and Fawkes

ABSTAIN: None

6. Old Business

a. **Master Plan for District.** Following the discussion at last month's meeting and in response to many questions raised at that time, general discussion was had about the process undertaken each year to determine how many parcels are within the District and subject to the direct charge annual assessment collected through the property tax bill. As discussed during the presentation item, once the final map is approved for the new development area, those individual lots will automatically be subject to the annual assessment. It was also noted by those present that when an increase is proposed for the Direct charge assessment, which is levied for the purpose of maintenance items for the District, detailed information will be needed for the residents to demonstrate that the current assessment does not keep pace with the maintenance required for upkeep of the infrastructure. The most crucial and costly item being the roads.

7. New Business

a. **Mitigation Measures for Speeding.** The meeting has not yet taken place with the Fire Chief. At this meeting the Board considered acquiring and installing 'Not a Through Street' or 'No Outlet' signs on courts and other locations in the District to as an additional means to deter speeding. The residents at the meeting provided input about locations. It was determined by the Board that Stonebridge/Berkshire and Montrose Court would be locations where such signs could be beneficial. It was the unanimous direction of the Board that the General Manager move forward at those locations provided the homeowners consent. The Board will then seek feedback as to whether any improvement is seen in speeding. The Clerk to provide the GM with the form whereby homeowners consent to the placement of a sign on their property.

b. **Stonebriar Road Maintenance.** The General Manger discussed bids she received for approximately 2,600 linear feet of crack and fill maintenance needed in Stonebriar to prolong the life of the roadways between regular maintenance cycles. Bids have been opened and are being evaluated, including due diligence of references, insurance, etc. Director Mark Magee moved that the Board approve expenditure of funds in an amount not to exceed

\$3,000 for completion of this work and authorize the General Manager to execute a contract for same with the successful bidder; second by Vice President Tim Halverson. There being no further discussion, motion carried.

AYES: Sites, Halverson, and Magee

NOES: None

ABSENT: Kennedy and Fawkes

ABSTAIN: None

Adjournment.

The meeting was adjourned at 8:44 p.m. upon a motion by Matt Sites, second by Mark Magee; motion carried.

Submitted by:

/s/

Linda Stone, Board Secretary

Approved by Board: September 16, 2014