

ROLLING HILLS COMMUNITY SERVICES DISTRICT
MINUTES of FEBRUARY 17, 2015 MEETING OF THE BOARD OF DIRECTORS

1. Call to Order/Roll Call.

The meeting of the Rolling Hills CSD held on February 17, 2015 was called to order at 7:02 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 Gordon Fawkes and Mark Magee, General Manager Chaney Hicks, Board Secretary Linda Stone, and members of the public were present at roll call. Directors Tim Halverson and John Kennedy were absent.

2. Public Comment. A resident inquired about the Architectural Control Committee for Shadow Hills. The CSD does not have oversight of the ACCs and directed her to the former ACC members for questions and status of the committee.

3. Monthly Reports

General Manager Report. Chaney presented an oral and written report. Maintenance issues discussed with the landscapers this month include repairing gofer damage to the turf in Stonebriar Park, repairing damage to tire tracks from vehicles driving in the park, and valve repair issues for sprinklers. The newsletters were mailed out. A 16' section of fence between District property and Mansour property needs repair. A bid of \$245 was received and Chaney is pursuing the Mansour Company to pay half the cost. Also broken boards are being repaired in Berkshire Park at a cost of \$85. The "Not a Through Street" sign has been received and Chaney and Matt Sites will install it on Montrose as previously discussed by the Board. Comments and concerns from District residents included a request for cones to mark dirt being delivered and left in the street for one day; cones were delivered for resident's use. A suggestion was made for consideration of placing boulders by the Haddington Fire access road in order to prevent vehicles from gaining access to the park turf area. The Board commented this might be accomplished with staggering of trees. Chaney will continue to investigate this possibility before putting the matter on the agenda for formal consideration.

Chaney spoke with El Dorado Hills Division Fire Chief Michael Dilienthal regarding the fire department's response for the last fire occurrence. He agreed to try and get someone from the department to address the Board's concerns at a regular meeting in the next couple of months. Lastly, an email was received from a representative on behalf of Mansour Company about an application submitted to El Dorado County proposing revisions to the Town Center West Planned Development. When the formal letter is received, Chaney will forward it to residents who have previously expressed interest in this project. The group seeks to make a presentation at an upcoming Board meeting to advise the community about the application.

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

4. Consent Items

The consent items consisting of the draft Minutes of January 20, 2015 regular meeting of the Board of Directors; financial reports for period ended January 31, 2015 prepared by Auditor's office; bank statement for period ended January 15, 2015; transmittal letter from County Auditor's Office with Quarter 4, 2014 Federal and State quarterly payroll reports, January 23, 2015 Letter from SDRMA regarding Notification of Nominations-2015 Election SDRMA Board of Directors, and January 27, 2015 CSDA letter regarding CSDA Call for Nominations-Board of Directors Sierra Network, Seat C were considered. Gordon Fawkes pointed out two

typographical errors in the draft minutes. With those corrections, Director Gordon Fawkes moved to approve the consent items and accept and file the items; second by Director Mark Magee; motion carried.

AYES: Sites, Fawkes and Magee

NOES: None

ABSENT: Kennedy and Halverson

ABSTAIN: None

5. Old Business.

a. 3115 Montrose Way in Stonebriar. Tom Pifer requested to address the Board regarding the ongoing issue about the driveway installed on his property which encroaches onto District property. The Board indicated its willingness to discuss the matter, however said it could not do so such that any attorney-client privileges be waived. He express irritation that this issue has been pending for over a year and by his correspondence dated January 30 advised that he is not interested in submitting an application for an encroachment permit, as suggested by the Board to solve the issue, because he believes he already has the right to the property. In the days prior to the Board meeting, Mr. Pifer communicated his understanding that an encroachment had been granted for the property located at 3209 Montrose back in 2006. He asked that the Board locate that document and provide a copy to him. He expressed dissatisfaction in the Board that it would spend its time and resources going after neighbors like this. The Board told him it did not seek out this issue, but that a resident had brought it to the Board's attention and it was duty bound to resolve the issue because the District is a public entity and cannot give away public property. Also, the Board advised him that it had looked into the District's historical files and records and located a document regarding 3209 Montrose signed by Rusty Everett in 2006. It has referred the document to legal counsel for advice about its legality. In response to Mr. Pifer's comments that he wants a copy of the survey for his property, the Board advised Mr. Pifer that it has not done a survey. Chaney Hicks said she has obtained bids for survey work at the Board's request but that to date the Board has not approved a survey being done. Mr. Pifer also took issue in his comments that the District's General Manager and Clerk do not live in the District. The Board explained that while it is a requirement that Board members live within the District, that requirement does not apply to the General Manager, Clerk, or employee positions. The Clerk said that Mr. Pifer's requests for various documents are being treated as a request pursuant to the Public Records Act, and that the District's response would be sent in accordance with those timelines, including a copy of the document relating to 3209 Montrose.

Mr. Pifer gave his understanding of details about his property, the landscaping involved on the side, and his understandings from William Lyon Homes. Bob Strickland, a resident and formerly the President of the Board, was present and gave comments about historical dealings with William Lyon Homes, the reason for the access road which was mandated by the fire department, and that placement of the boulders and access issues was up to the fire department. He said any promises or representations made to Mr. Pifer about his rights and property should have been put in writing and documented at that time. The Board thanked Mr. Strickland for his historical information and taking the time to come share for this discussion at the meeting. The Board reiterated its desire to work out this issue amicably with Mr. Pifer. Mr. Pifer apologized for his excessive energy and appreciated the Board's explaining its actions. It was unanimously agreed by all Board members present that an ad hoc committee will be formed to carry out further discussions with Mr. Pifer in the hope of resolving the issue. President Matt Sites will chair the committee and he will select a second Board member to serve. Matt will be in touch with Mr. Pifer once all of the responsive documents are gathered and provided to Mr. Pifer to set a date and time to meet.

Item taken out of order:

New Business.

6.a. General Manager Position. The position of General Manager is required for community services districts pursuant to Government Code section 61050. The General Manager is appointed by the Board of Directors and serves at its pleasure. Mr. Pifer requested this item be placed on the agenda and noted that with employment scarce and the position being very specific to the community, he thinks the best fit is a person who lives in the District. Director Mark Magee commented that he sees that point, but also thinks that living outside the District may allow the person a better perspective. He said however the expertise and ability to do the job is the most important consideration. Mr. Pifer said he felt there was animosity from Chaney Hicks toward him. She said that is not the case on her part at all. She said all of her actions were taken to perform her duties as General Manager and carry out the business of the District. Bob Strickland spoke that the General Manger position is a thankless job. The person must do what is best for the community and often that puts the GM in a position where people don't like you because you are doing your job. His experience was that neighbors can be tough. He experienced intimidation and people even went so far as to scare his children. His opinion is that not living in the District allows staff to do a better job because they are not faced with those issues.

President Sites said that the General Manager position is currently filled, that the Board gives direction to the GM and manages the position, and that the GM answers to the Board. If a resident or anyone has issue with how staff is doing their job, they should bring it to the Board's attention. Mrs. Storm commented that although she is new to the District, she has had very quick responses from Chaney and is very pleased with the communications and dealings with her. Matt reiterated his comment that anyone with concerns should please contact him directly and he will be sure to respond.

Old Business.

5.b. Storm Drain Culvert Repair on Prima Drive. President Sites discussed the culvert issue and noted this is the main channel going under White Rock Road. The 12"-16" pipe is damaged. Director Gordon Fawkes measured the length of the pipe and worked with Chaney regarding the bid for replacement of the culvert with resin material. President Sites reported that the Army Corp of Engineers will allow emergency access to remove the tree/vegetation should that be the option chosen to remove the underlying cause of the issues. Gordon watched the video provided by the company about its resin replacement system and found it very interesting. The Board discussed consideration of the costs for culvert correction with the resin system and/or tree removal. Discussion was had about the functionality of the pipe now that it has been cleared of debris and monitoring it going forward. Matt and Gordon are going to work with Chaney to look further into the alternatives for dealing with this issue. The matter will be brought back at the next meeting of the Board.

New Business.

6b. Tree Maintenance. The Board discussed the details of where various trees are located in relation to the Park and the responsibility for the trees and broken branches. It also discussed and compared the bids received for work with the bid resident Mrs. Storms received. In light of the quotes received for various areas, President Matt Sites moved to approve expenditure of funds from approved Budget to trim/remove trees in additional areas to include along White Rock Road and trees opposite residents of Shadow Hills in amount not to exceed \$1,600; second by Gordon Fawkes; motion carried.

AYES: Sites, Fawkes and Magee

NOES: None

ABSENT: Kennedy and Halverson

ABSTAIN: None

6c. Restricting Access to Undeveloped District Property. The Board discussed information obtained about the possibility of installing a fire access gate and boulders at the end of Winterfield Drive to deter ingress and egress to the undeveloped property. It has been an increasing problem with vehicles driving onto the property and it was noted that vehicles increase the risks of fire during the dry summer months. Chaney received one bid for the fire access gate and two additional bids are expected. Discussion was had about the level of risks to CSD property, the desire to spend as little money as possible, the esthetics of various types and styles of fire gates, the rear access to the houses on Stonebriar Drive, the tight property lines, and what residents in the immediate area will think about it. Options to deter access discussed include a gate, boulders, and/or split rail fencing. The Board members present were inclined toward a specific gate style, which Chaney will discuss with residents, along with other alternatives. She will also contact the property owners of the adjacent property annexed to the City of Folsom and report back at the next meeting.

Adjournment.

The meeting was adjourned at 8:55 p.m. upon a motion by Gordon Fawkes, second by Mark Magee; motion carried.

Submitted by:

Linda Stone, Board Secretary

Approved by Board: March 17, 2015