

**ROLLING HILLS COMMUNITY SERVICES DISTRICT
MINUTES OF FEBRUARY 16, 2021 MEETING OF THE BOARD OF DIRECTORS**

1. Call to Order/Roll Call.

The teleconference meeting of the Rolling Hills CSD held on February 16, 2021, was called to order at 7:05 p.m. by Vice President Brenda Collette in accordance with the Brown Act as currently in effect under the State Emergency Act, Governor Gavin Newsom's Emergency Declaration related to COVID-19, and Governor Newsom's Executive Order N-29-20 issued March 17, 2020 that allows attendance by Board Members, staff, and the public by teleconference. In addition to Vice President Collette, Directors Gordon Fawkes, Ed McGowan, and Mark Magee, General Manager Chaney Hicks, and Board Secretary Linda Stone were present at roll call. Also were six members of the public. President Matt Sites joined the meeting during Public Comment.

2. Public Comment (Items not on the agenda).

Resident Ella Perez posed questions and comments about the process for governance of the District, the CC&R's of the neighborhoods and how those dove-tail with Ordinances adopted by the Board, how violations are noticed and reported, and the ticket she received for parking when she was in the process of moving into her home.

3. Monthly Reports

a. General Manager Report. General Manager Chaney Hicks presented an oral and written report detailing district business, copy attached. Her report included updates about landscaping, the bus stop at Stonebriar Court, warranty work for the Radar sign, treatment for gophers in Stonebriar Park, pavement patching as a result of work by a utility company at the entrance to Springfield Meadows, encroachment permits issued, the upcoming virtual meeting about Empire Ranch Road expansion, and warnings/citations issued. She also spoke of resident concerns about dogs needing to be on leash in Berkshire and other parks within the District.

4. Consent Items

The Consent Items consisting of minutes of the January 19, 2021 regular meeting and February 3, 2021 special meeting of the Board of Directors and reports and correspondence including Umpqua Bank statement for period ending January 31, 2021, financial reports prepared by the Auditor-Controller's office period ending January 31, 2021, notification from Folsom that it is hosting a virtual meeting for Highway 50, Empire Ranch Interchange, PGE notification about new Time of Use rates, CSDA memo re board of Directors Call for Nominations Seat A, and CSDA letter regarding Board Member resources were considered. Director Fawkes made motion to approve and accept/file the Consent items as presented, Director McGee seconded. A roll call vote was taken, as follows; motion carried by the following vote:

AYES: Sites, Collette, Fawkes, and Magee

NOES: None

ABSENT: None

ABSTAIN: McGowan

5. Old Business

a. Folsom Heights Development Project Update. In response to an email she received, Chaney Hicks said she was told that excavation work going on over the County line is not related to the Folsom Heights development project, but is related to the Russell Ranch project. Upon receipt, she forwarded that information to Ellen Post and Stephanie Haley.

Chaney also said she heard from Steve Banks, Principal Planner for the City of Folsom, and Clay Loomis that “nothing has changed” for the paved EVA only road. She pointed out that what the Council approval on October 24, 2017, was for an EVA only road, not including bike lanes. Steve Banks forwarded Chaney an email which included Condition of Approval No. 182 added by the City of Folsom that the EVA road had to include a bike lane. She told him the District has no information that the EVA only road was to include a bike lane, and said that for the District this is not acceptable. She received no response to that email and has called and left a message to return her call.

Matt Sites said he would like to have a meeting with Folsom to see if this is a mistake as our understanding of the October 24, 2017 approval is that it is a paved EVA only road. The Board members present at the meeting unanimously confirmed their agreement with this approach and Matt Sites and Ed McGowan were designated Board members to attend the meeting with Folsom. Members of the public then commented on the issue including Ellen Post who said she has videos with staff and the Mayor confirming there were to be no bike lanes and no walking trails included. Ellen also commented that the most current maps she has seen seem to have even less buffer area between the County line and the intended homes for construction. Matt asked that she provide him with a time and date stamped copy of the video, and that information and the map upon which the Folsom City Council based its approval will be reviewed with Folsom staff. Stephanie Haley voiced her ongoing concerns about fire evacuation issues and Folsom doing whatever they want to do. Resident Ella Perez commented that she, on the contrary, would like to see more bike trails and connectivity to other areas and said that sounds nice.

b. El Dorado Hills Monument Sign – Continuing Discussion about Maintenance and Options for Ownership. Brenda Collette, who is on the Monument Sign Ad Hoc Committee with Gordon Fawkes, presented the proposal she received from the Save Our Sign Committee for the El Dorado Hills monument sign which is located on District property. The proposal requests permission to proceed with efforts to preserve and protect the sign. The Committee’s goal is to work with the RHCS D, local citizens and local non-profit or charitable groups to develop a plan to restore the sign to a stable condition. Matt Sites advised the Board that he and Brenda met with the El Dorado Hills CSD who said it is preparing a proposal to address ownership of the sign as well as annexation of the RHCS D into the EDHCS D.

Brenda updated the Board about the Volunteer efforts she and Gordon coordinated with the Save Our Sign Committee where vandalism was painted over and trash was collected. Brenda and Gordon confirmed that the Committee wants to help with saving the sign no matter who owns it or who is in charge. Gordon commented that during the volunteer efforts he did not see any No Trespassing signs. Chaney Hicks said that they were removed by unknown persons. The Save Our Sign Committee has volunteered to provide a No Trespassing sign at no charge, except for labor to install it. The question was posed what is legally necessary. Matt Sites said we will take that under advisement going forward. Director Ed McGowan said he would like to hear from the Committee what they propose. Director Gordon Fawkes said we seem to be at a point where the Board needs to act on the Permission to Proceed request letter. Members of the Save Our Sign Committee spoke to the Board regarding their efforts and overall intention of trying to help.

Matt Sites made a motion to authorize the gathering of information to stop the talking and obtain true costs for the project itself. He said he has concerns about “no climb” fencing and it being hidden from view. He said he would like information about restoration and maintenance costs, trespass signage, and fencing. Discussion was had about barbed wire fencing which Matt thinks is a liability or it can simply be cut. He suggested no climb fencing of tightly woven construction. Further discussion was had about the

additional numerated items listed in the proposal. Director McGowan said he agrees that the District has no obligation to accept any plan prepared by the Save Our Sign Committee, but that it makes sense to present to the Board a whole eclipsing plan for consideration. And, with that, the EDHCSD can help or not as it may. Matt Sites withdrew his motion. Brenda Collette made a substitute motion that the Board accept and grant permission to the Save Our Sign Committee for items no. 1-3 allowing them to contact local organization(s) which might be interested in providing a structure and vehicle to manage donated funds to be used to restore the sign, under the auspices of a local foundation or charitable group disperse donated funds for the repair of the sign, and have access to the sign as needed to allow for potential contractors to examine the sign and develop a plan for restoration, with the purpose being that they can then present a specific proposal. Ed McGowan seconded the motion. A roll call vote was taken, as follows; motion carried by the following vote:

AYES: Sites, Collette, Fawkes, Magee and McGowan

NOES: None

ABSENT: None

ABSTAIN: None

Save Our Sign Committee member James Albertoni said that he has left over paint from the volunteer day work which would be enough to paint over the letters four or five times. He will hold the paint for future use as may be necessary. The Board thanked him and his Committee for its efforts and assistance.

President Sites noted the time at 9:03 pm and asked if the Board members would like to continue. All Board members unanimously agreed.

c. Potential for Annexation of Rolling Hills CSD by El Dorado Hills CSD.

President Sites introduced this item explaining that studies being done about possible Cityhood for El Dorado Hills indicates that EDHCSD would have to acquire RHCSO in order for that to occur. It is a LAFCO issue. If approved, he said everything which is now the responsibility of the RHCSO would roll into EDHCSD with the exception of the District's roads and lighting for Springfield Meadows. A Zone of Benefit would have to be created. He said the County wasn't excited about taking on the responsibility for new roads, but it makes sense to look at the possibilities. Director Ed McGowan asked if we know how the assessments and fees currently paid by RHCSO residents would be handled, and if they would change, or be handled the same throughout the District. Matt said we do not know the answer to those questions; that this is in the very preliminary stages of investigation.

Resident Stephanie Haley commented with questions about why would we merge, we do not get any benefits, and they do not need to come use our little parks. Matt said that EDHCSD will be sending over a Letter of Intent for the Board to entertain the idea, or determine it is not interested at all.

Director Ed McGowan made a motion that the District enter into discussions regarding a proposed annexation and listen to what EDHCSD has to say. With that the Board can decide either way. The motion was seconded by Matt Sites. Discussion was had with questions about the roads, Zone of Benefit, Cityhood, and with that the responsibility for roads would not go to the County but end result would be someone else. Matt clarified that this would not be "negotiations," but formal discussions to understand what EDHCSD is proposing, then it would be explained to the RHCSO community as they need to understand and provide public comment on the subject. Resident Stephanie Haley further commented that she does not want to merge citing unsafe roads and Mello Roos money. Matt Sites said that the Board needs to put the best interests of the entire community first and that it is those interests which the Board will be considering. All residents are encouraged to attend Board meetings

and offer opinions. Director Brenda Collette said everyone should look at the agendas and come to the meetings.

A roll call vote was taken on the motion, as follows; motion carried by the following vote:

AYES: Sites, Collette, Fawkes, Magee and McGowan

NOES: None

ABSENT: None

ABSTAIN: None

d. Long Range Funding for District.

There was no specific new information on this topic, but Gordon Fawkes said he went through all of the detail on the spreadsheets as to allocation of maintenance costs among the community/neighborhoods in the District. The Ad Hoc Committee will meet again to discuss philosophy and detail cost information. The committee is still waiting for a response from the District's General Counsel about whether the District can break down its costs among different areas and how that would work. In response to a question from resident Ella Perez, Director Ed McGowan said the District is looking at all of its costs in a very detailed way to determine if an assessment increase is warranted. The annual assessment of \$200 has not been increased since before Stonebriar was developed. Another resident made some accusatory comments to which President Sites said the comments borderline on slander. Ed McGowan offered that he moved to the District in 2008 and first came to a meeting. He said before becoming a Board member this year, he attended Board meetings as often as he was able and for at least 50 of those meetings, he was the only resident in attendance. Only when an issue was on the agenda like the easement issue do residents become involved. He encourages residents to attend meetings and be involved in the District business even if the discussion and items are not high on your personal agendas. Going forward, he hopes to see more community involvement.

6. New Business – None.

7. Adjournment. Upon motion by Director Sites and seconded by Director Fawkes, the meeting was adjourned at 9:50 p.m.

Submitted by:

/s/ Linda Stone

Linda Stone, Board Clerk/Secretary

Approved by Board: March 16, 2021

February 16, 2021

General Manager Report:

Landscaping:

Discussed issue/s with landscapers:

- Talked With Landscaper regarding Thuland Cypress tree staking. He said that type of variety of tree is required to be staked that way for a year and they will remove stake in approx. 6 months.
- Fertilization of park and weed spraying this week.
- Utility work for new high speed fiber on White Rock damaged electrical, landscapers to confirm that the utility company repaired.

Bus Stop:

Reached out to CHP Officer Frizzel several times with no response regarding status of bus stop at Stonebriar Ct/Stonebriar Dr

JPA:

Request from John Raslear to email residents regarding upcoming meeting/completed. I also suggested to him that he use Nextdoor since my email list is limited.

Radar Sign:

Resident took down sign and I will forward to Radar Sign for Warranty Work. Voltage test on battery indicated 20.9 volts which shows it isn't a solar unit issue but a battery issue.

Park Gopher:

First treatment done on 2/8/2021.

Pavement Patch:

At entrance of Springfield Meadows where a cored hole was done by utility company.

Encroachment:

2 pool encroachment permits submitted and approved.

Empire Ranch Rd:

Received information regarding upcoming virtual meeting that would be talking about future expansion of this roadway and forwarded to distribution list (see flyer attached).

Warnings/Citations:

Outstanding Collections Report															Rolling Hills All Departments		
Citation	Cite Date	Time	Plate	State	Make	Location	Status	# Notices	RO	Appealed?	DMV Hold?	FTB?	Original	Charges/Fees	Adjustments	Payments	Owing
RHCSD0202	02/21/2018	09:57	4GL1042	CA	PACE	700 SAN MARINO CT	Open	1	Hit	No	No	No	\$100.00				\$100.00
RHCSD0203	04/10/2018	11:10	4GL1042	CA	PACE	700 SAN MARINO	Open	1	Hit	No	No	No	\$200.00				\$200.00
RHCSD0252	11/22/2019	10:33	8LGY474	CA	FORES	200 MONTROSE COURT	Open	4	Hit	Yes	Yes	No	\$100.00				\$100.00
RHCSD0256	08/04/2020	14:54	4EF2637	CA	TRLR	700 SAN MARINO CT	Hold	0	New	No	No	No	\$100.00				\$100.00
RHCSD0259	11/12/2020	10:18	4ST4672	CA	COTC	4001 LAGUNA LN	Hold	1	Hit	Yes	No	No	\$100.00				\$100.00
Totals:								7					\$600.00	\$0.00	\$0.00	\$0.00	\$600.00

5 records matched your report criteria (Including: Current and Delinquent Citations, Sorted By: 'Citation', Conditions: Owing > '0')

Report Generated 2/16/2021 @ 8:23:44 AM. Powered by Citation Processing Center, a Data Ticket Inc. Property.

[Export to Excel](#)

Resident Concerns:

Spoke with 4 Seasons resident who brings their dog to Berkshire Park off leash that she needs to keep dog on leash and if she wants off leash to visit dog park.



Highway 50/Empire Ranch Road Interchange Project



CITY OF
FOLSOM

Join us for a Virtual Community Meeting!

The City of Folsom, in cooperation with Caltrans, is proposing a new interchange on the Sacramento County / El Dorado County line, between the existing East Bidwell Street interchange in Folsom and Latrobe Road interchange in El Dorado Hills. At this Virtual Community Meeting, you will learn more about the project design, and environmental planning process.



For more information, please visit the project website at bit.ly/EmpireRanchInterchangeProject

Questions? Contact Danielle Wood at dwood@aimconsultingco.com

EVENT INFORMATION

Wednesday,
February 24, 2021
4:30 p.m. – 6 p.m.

This meeting will be held
virtually through Zoom.

PLEASE REGISTER
AHEAD OF TIME.

bit.ly/EmpireRanchRoadMeeting

*The link is case sensitive

Stonebriar - 258 (65%)

	A	B	C	D	E	F	G	H
1			Asphalt - 623828 feet	Useful Life	Rem. Useful Life	Current Average Cost	Deterioration Cost Per Year	Deterioration Significance
2	200	Road Credit/Debit from Other Zones (Park Access)	3650 feet					-16.4%
3	201	Remove and Replace (25%)		21	17	\$605,000	\$28,810	14.9%
4	202	Remove and Replace (10%)		14	10	\$242,500	\$17,321	9.0%
5	203	Seal/Repair		7	3	\$187,500	\$26,786	13.8%
6	204	Crack Seal		1	0	\$18,000	\$18,000	9.3%
7			Pathways					
8	103	Concrete Repairs (Sidewalks/Curbs)		4		\$20,000	\$5,000	2.6%
9	103.1	White Rock Road (SoundWall)	7575	4		\$10,946	\$2,737	
10	120	Gravel Pathways (Dunnwood)	640 sf		Ongoing			
11								
12	501	Block Walls - Repair/Replace (split by 3)		10		\$13,500	\$1,350	0.7%
13	505	Wood Fence (Updated Qty Not Current Cost)	60 LF	5		\$7,950	\$1,590	0.8%
14	512	Split Rail Fence - Repair/Replace		5		\$9,250	\$1,850	1.0%
15	709	Fire Access Road Gates - Replace		30		\$22,000	\$733	0.4%
16			Percentage of Use					
17	1001	Backflow Devices 6						0.2%
18	1003	Irrigation Controller (1)		12	6	\$2,416		0.1%
19	1006	Irrigation System						
20	1008	Trees - Trim/Remove (75%)		3		\$3,750	\$1,250	0.6%
21	1009	Landscaping - Replenish						
22	1010	Landscaping - Reno (Stonebriar)		25		\$300,000	\$12,000	6.2%
23	1011	Open Space - Maintenance		3		\$25,000	\$8,333	4.3%
24	1012	Fire Break - Maintenance		1		\$10,000	\$10,000	5.2%
25								

Stonebriar - 258 (65%)

	A	B	C	D	E	F	G	H	
26	390	Berkshire Park- Renovations		24		\$56,250	\$2,344	1.2%	
27	391	Berkshire Bus Stop							
28									
29	405	Play Equipment (split by 4)	4 pieces	24	8	\$25,000	\$1,042	0.5%	
30	406	Play Surface - Replenish	4360	6	3	\$1,787	\$298	0.3%	
31	407	Play Area - Retaining Wall							
32	408	Park Furnishings - Replace		20		\$2,225	\$111	0.0%	
33	1609	Baseball Backstop - Replace		30		\$1,763	\$59	0.0%	
34									
35	501	Block Walls - Repair/Replace (split by 3)		10		\$13,500	\$1,350	0.7%	
36	503	Metal Fence - Replace and Repair	25						
37	505	Wood Fence (Adjacent Mansour)	60	5	4	\$3,000			
38	512	Split Rail Fence		5		9250	\$1,850	1.0%	
39	709	Fire Access Road Gates - Replace	30			\$22,000	\$733	0.4%	
40									
41	1402	Directional/Street Signs - Replace	88	12	3	\$11,758	\$980	0.5%	
42	1403	Monument Signs	5	20		\$11,071	\$554	0.2%	
43	1404	Radar Speed Signs		12		\$8,100	\$675	0.3%	
44									
45	320	Ground Lighting		20		925	\$46	0.0%	
46									
47						TOTAL PERCENT %	\$145,802	74.3%	
48		Divided by number of parcels				TOTAL PER PROPERTY	\$565		
49	103.1	White Rock Road (SoundWall)	in original reserve study that I can see so new line item necessary.						

Springfield Mead.-55 Homes(14%)

	A	B	C	D	E	F	G	H	
1			Asphalt - 200300 feet	Useful Life	Rem. Useful Life	Current Average Cost	Deterioration Cost Per Year	Deterioration Significance	
2	200	Road Credit/Debit from Other Zones (Park Access)	3650 feet				\$3,506	6.6%	
3	201	Remove and Replace (25%)		21	14	\$198,000	\$9,429	4.9%	
4	202	Remove and Replace (10%)		14	0	\$80,000	\$5,714	3.0%	
5	203	Seal/Repair		7	0	\$45,000	\$6,429	3.3%	
6	204	Crack Seal		1	0	\$5,960	\$5,950	3.1%	
7									
8	103.1	White Rock Road (SoundWall)	7575	4		\$10,946	\$2,737		
9									
10	390	Berkshire Park- Renovations		24		\$56,250	\$2,344	1.2%	
11									
12	405	Play Equipment (split by 4)	4 pieces	24	8	\$25,000	\$1,042	0.6%	
13	406	Play Surface - Replenish	4360	6	3	\$1,787	\$298	0.1%	
14	407	Play Area - Retaining Wall							
15	408	Park Furnishings - Replace		20		\$2,225	\$111	0.0%	
16	1609	Baseball Backstop - Replace		30		\$1,763	\$59	0.0%	
17	501	Block Walls - Repair/Replace (split by 3)		10		\$13,500	\$1,350	0.7%	
18	1003	Irrigation Controller (1)		12	6	\$2,416		0.1%	
19	1008	Trees - Trim/Remove (12.5%)			3	\$625	\$208	0.1%	
20									
21	1402	Directional/Street Signs - Replace	21	12	3	\$2,806	\$234	0.1%	
22	1403	Monument Signs				\$2,214	\$111	0.1%	
23									
24	320	Ground Lighting		20		7400	\$370	0.2%	
25						TOTAL PERCENT %	\$39,891	17.5%	
26		Divided by number of parcels				TOTAL PER PROPERTY	\$725		
27	103.1	White Rock Road (SoundWall)	in original reserve study that I can see so new line item necessary.					\$738	
28									

Shadow Hills - 37 Homes (9%)

	A	B	C	D	E	F	G	H
1			Asphalt - 73523 feet	Useful Life	Rem. Useful Life	Current Average Cost	Deterioration Cost Per Year	Deterioration Significance
2	200	Road Credit/Debit from Other Zones (Park Access)	3650 feet				\$2,254	4.2%
3	201	Remove and Replace (25%)		21	7	\$69,500	\$3,310	1.7%
4	202	Remove and Replace (10%)		14	7	\$28,000	\$2,000	1.0%
5	203	Seal/Repair		7	0	\$15,950	\$2,279	1.2%
6	204	Crack Seal		1	0	\$2,050	\$2,050	1.1%
7								
8	103.1	White Rock Road (SoundWall)	7575	4		\$10,946	\$2,737	
9	390	Berkshire Park- Renovations		24		\$56,250	\$2,344	1.2%
10								
11	405	Play Equipment (split by 4)	4 pieces	24	8	\$25,000	\$1,042	0.6%
12	406	Play Surface - Replenish	4360	6	3	\$1,787	\$298	0.1%
13	407	Play Area - Retaining Wall						
14	408	Park Furnishings - Replace		20		\$2,225	\$111	0.0%
15	501	Block Walls - Repair/Replace (split by 3)		10		\$13,500	\$1,350	0.7%
16								
17	1609	Baseball Backstop - Replace		30		\$1,763	\$59	0.0%
18								
19	1003	Irrigation Controller (1)		12	6	\$2,416		0.1%
20	1008	Trees - Trim/Remove (12.5%)			3	\$625	\$208	0.1%
21								
22	1402	Directional/Street Signs - Replace	7	12	3	\$935	\$78	0.1%
23	1403	Monument Signs	5	20		\$2,214	\$111	0.1%
24								
25	320	Ground Lighting		20		925	\$46	0.0%
26								
27						TOTAL PERCENT %	\$20,276	8.0%
28		Divided by number of parcels				TOTAL PER PROPERTY	\$548	

Sierramonte - 49 Homes (12%)

	A	B	C	D	E	F	G	H	
1		% Share of Stonebriar Roads	Asphalt - 200300 feet	Useful Life	Rem. Useful Life	Current Average Cost	Deterioration Cost Per Year	Deterioration Significance	
2	200	Road Credit/Debit from Other Zones (Park Access)	3650 feet				\$3,005	5.6%	
3	201	Remove and Replace (25%)		21	14	\$198,000			
4	202	Remove and Replace (10%)		14	0	\$80,000			
5	203	Seal/Repair		7	0	\$45,000			
6	204	Crack Seal		1	0	\$5,960			
7									
8	103.1	White Rock Road (SoundWall)	7575	4		\$10,946	\$2,737		
9									
10	220	Asphalt and Overlay (Along White Rock)		24	9	\$14,050		0.30%	
11									
12									
13									
14	390	Berkshire Park- Renovations		24		\$56,250	\$2,344	1.2%	
15									
16	405	Play Equipment (split by 4)	4 pieces	24	8	\$25,000	\$1,042	0.6%	
17	406	Play Surface - Replenish	4360	6	3	\$1,787	\$298	0.1%	
18	407	Play Area - Retaining Wall							
19	408	Park Furnishings - Replace		20		\$2,225	\$111	0.0%	
20	1609	Baseball Backstop - Replace		30		\$1,763	\$59	0.0%	
21									
22						TOTAL PERCENT %	\$9,595	1.9%	
23							\$196		
24	103.1	White Rock Road (SoundWall)	in original reserve study that I can see so new line item necessary.						
25									