

**ROLLING HILLS COMMUNITY SERVICES DISTRICT  
MINUTES OF AUGUST 17, 2021 MEETING OF THE BOARD OF DIRECTORS**

**1. Call to Order/Roll Call.**

The teleconference meeting of the Rolling Hills CSD held on August 17, 2021, was called to order at 7:03 p.m. by President Matt Sites under 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-08-21 issued June 11, 2021, that allows attendance by Board Members, staff, and the public by teleconference. In addition to President Sites, Vice President Collette, Directors Gordon Fawkes and Mark Magee, General Manager Chaney Hicks, and Board Secretary Linda Stone were present. In addition, members of the public participated in the meeting. Director Ed McGowan was absent.

President Sites took the Presentation item out of order.

**3. Presentation – New property Owner West of RHCS District in Folsom.** Price Walker, Vice President of Development for Elliott Homes, Inc., spoke to the meeting. He said Elliott Homes purchased the property in April 2021 from an investor group that always intended to sell the project. Elliott Homes is excited about the project noting it will be similar to its Empire Ranch and Saratoga projects. R.E.Y. Engineers was hired to do the engineering. He said there would be no changes from the map approved by the City of Folsom. He said Lennar is currently grading all around the Elliott Homes project, but Elliott's project will not start until mid-summer 2022. He assured the group that Prima Drive would remain just an Emergency Vehicle Access (EVA). Gates will be installed at the bottom and top of the grade; details of the gates are not yet determined. Elliott will bring gate designs to the District as he knows that is an important point for RHCS District. Elliott will provide the District with an update every two to three months or as needed. Discussion ensued about the second means of egress and related sequencing of the development projects. Residents of the community offered comments. Ellen Post inquired about the trailhead depicted on the map. Mr. Walker said a trailhead typically includes a couple of benches, and it is not their plan to have a bike path at that location. President Sites asked for comments from Stephanie Haley, who was in the meeting, but no oral or chat comments were submitted. Resident Adam Olson suggested that the trailhead be moved closer to the booster pump and said he would favor whatever efforts we can do to keep the EVA from being paved. Mr. Walker said they would look at that suggestion and noted there are wetlands to look at as well. Mr. Walker thanked the Board for the opportunity to present to the District and said Elliott Homes intends to be a good neighbor.

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

Ellen Post commented about loud explosions and intense blast noises coming from behind her property. The Board had no information and suggested that residents contact the City of Folsom with concerns and comments.

**4. Monthly Reports**

**a. General Manager Report.** General Manager Chaney Hicks presented an oral and written report detailing district business, copy attached. Regarding the resident's request that the District stop watering the park altogether, Chaney said she has been reducing water to some areas for water conservation, but the trees remain on timers. The GM turned off the valve controlling the brown section of grass because it needs repair. It will be an executive decision of the Board if they choose to stop watering in all or various areas of the park. President Sites said we need a map sketch of the watering zones for consideration. Chaney said she would work on a sketch and possible re-wiring of the controller. This item will be on next month's meeting agenda.

**b. Long Range Funding Ad Hoc Committee Report.** The committee did not meet this month. Director Mark Magee commented that the Board should just put an increase on the ballot and see what happens. Resident Adam Olson commented that he doesn't think the Board should assume the residents will vote 'No' to an assessment increase, and said if the District has good justification, it may find it has a lot of support. For example, he said the Board should show the shortfall over the past five years, the projects critical for the future, and the potential benefits. Director Gordon Fawkes asked if Mr. Olson would assist with writing the justification for an increase. He said he would be happy to help.

**c. Monument Sign Ad Hoc Committee Report.** Director Gordon Fawkes updated the Board about the completed work to repair and stabilize the Monument sign. All the holes are plugged, and most of the rocks are stabilized. The result did not eliminate the ability to climb on the structure, and he has found the chain link fence repeatedly open when he has been up to the sign location. Comments were made about the question of whether the sign still presents a liability to the District. It was noted that the Save Our Sign Committee mentioned a possible Phase II of the project, including a no-climb fence. Director Mark Magee asked what suggestions the Save Our Sign committee may have, whether there were excess funds raised over the Phase I repair costs and whether no trespassing signs had been donated. Director Brenda Collette suggested removal of the fencing. The District's Ad Hoc committee would like to know what the litmus test should be when considering a recommendation to remove or maintain fencing around the Monument sign. This item was requested for the next Board meeting agenda.

## **5. Consent Items**

The Consent Items consisting of the Minutes of the June 22, 2021 special meeting and July 20, 2021 regular meeting of the Board of Directors; correspondence including Umpqua bank statement for the period ending July 31, 2021; and Notice of Public Hearing dated July 23, 2021 regarding rezone and tentative parcel map, etc. submitted by Montano Venture 2, LLC were considered. Director Gordon Fawkes made a motion to approve and accept/file the Consent items as presented; Vice President Brenda Colette seconded the motion. There was no further discussion. A roll call vote was taken as follows; motion carried by the following vote:

AYES: Sites, Fawkes, Collette, and Magee

NOES: None

ABSENT: McGowan

ABSTAIN: None

## **6. Old Business – None.**

## **7. New Business**

**a. Commendation for the Save Our Sign Committee and its Members for Efforts to Accomplish Restoration of the El Dorado Hills Monument South of Highway 50.** Director Gordon Fawkes presented this item with a summary of the outstanding effort and results achieved by the Save Our Sign Committee for the preservation and protection of the iconic El Dorado Hills sign. Gordon moved approval of Commendation Resolution 21-05; second by Vice President Brenda Collette. A roll call vote was taken as follows; motion carried by the following vote:

AYES: Sites, Fawkes, Collette, and Magee

NOES: None

ABSENT: McGowan

ABSTAIN: None

**b. Public Hearing – Open Public Hearing Regarding Approval and Adoption of the Final Budget for Fiscal Year 2022.** President Matt Sites opened the public hearing for this item. He asked if there was any public comment. Discussion was had about the need for not only the adopted budget but also accompanying information to show non-discretionary expenses and discretionary expenses. Comments included that this suggestion fits with prior discussions that budget consideration should show not only a budget based on constrained revenue and cash/flow but budget information for expenses that would be recommended without revenue constraints. The budget worksheets for the development of the FY22 budget included both columns and comments providing detail about proposed dollar amounts for various account code categories. Resident Adam Olson offered comments about not only the adoption of a realistic budget but equally crucial about staying within the adopted budget. He offered to share solutions from his experience to ensure expenses are kept in line with the budget. After the discussion, President Sites closed the hearing. Director Mark Magee made a motion to approve the final budget in the amount of \$245,000, based on the detail provided in the spreadsheet column entitled “Minimum Per Constrained Cash Flow-Approved Preliminary Budget; second by President Sites. A roll call vote was taken as follows; motion failed by the following vote:

AYES: Sites and Magee

NOES: Fawkes and Collette

ABSENT: McGowan

ABSTAIN: None

President Sites inquired of the Board members what amended motion they might like to entertain or what additional questions or areas of discussion are needed to pass a budget for FY22. Director Fawkes said he had not heard sufficient information about accounts 4180-Maintenance Improvement Projects and 4183-Grounds Maintenance. Director Fawkes posed questions, and discussion ensued. After that, and with no further comments, Director Mark Magee reintroduced his motion to approve Resolution 21-04 regarding the final budget for FY22 in the amount of \$245,000, with no changes to the adopted Preliminary Budget; second by President Matt Sites. A roll call vote was taken as follows; motion carried by the following vote:

AYES: Sites, Fawkes, Collette, and Magee

NOES: None

ABSENT: McGowan

ABSTAIN: None

**c. Brown Act Currently in Effect through September 30, 2021.** The Clerk presented this item, noting that the Governor’s Executive Order currently in effect allowing meetings to be conducted by teleconference is valid through September 30, 2021. Unless a further Executive Order or legislative change occurs, meetings will return to pre-COVID Brown Act meeting procedures.

**8. Adjournment.** Upon motion and second, the President adjourned the meeting at 9:45 p.m.

Submitted by:

Linda Stone, Board Clerk/Secretary



Approved by Board: September 21, 2021

August 17, 2021

General Manager Report:

- Landscaping: Discussed issue/s with landscapers:
- Broken sprinkler (Along Stonebriar) – Landscaper to repair today.
  - Berkshire Park had lateral irrigation line break, repaired.
  - Broken branches cleared in Stonebriar Park
  - Weeds along Prima cutback from sidewalk
  - Most of Summerfield trimming debris cleared, a few branches left, will have landscapers remove.
  - Along Stonebriar – requested weeds be cutback from sidewalk
- Direct Assessment: All documents/files submitted and went through.
- Berkshire Park: Awaiting update from board members who were reaching out to their contacts for possible assistance with the permit application.
- Warnings/Citations: Trailer tagged with warning sticker, removed.
- Fence Rental: Need to let them know whether we need fencing longer. Previous quote for two months for construction fence rental was \$108 (\$216) and if fencing required longer price will be \$180 per month.
- Citation Report: Currently, three outstanding citations (unpaid).
- Resident Concerns: Calls regarding several irrigation breaks, forwarded to landscapers for repair.