

**ROLLING HILLS COMMUNITY SERVICES DISTRICT
MINUTES OF APRIL 27, 2022 CONTINUED MEETING OF THE BOARD OF DIRECTORS
FROM APRIL 19, 2022**

1. Call to Order/Roll Call.

The teleconference meeting of the Rolling Hills CSD continued from April 19, 2022, to April 27, 2022, was called to order at 7:07 pm by President Matt Sites 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 Assembly Bill 361, that allows attendance by Board Members, staff, and the public by teleconference. In addition to President Sites, Directors Brenda Collette, Mark Magee, Ed McGowan, and Gordon Fawkes, General Manager Chaney Hicks, and Board Clerk Linda Stone were present at roll call. Two members of the public were present at roll call.

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

None.

The following agenda items were continued from the April 19th meeting for discussion at this meeting.

4. Old Business

a. Continued Discussion – Folsom Heights Update. General Manager Chaney Hicks said she had a meeting with representatives of Folsom Heights Development team on April 21st, as detailed in the notes she prepared from the meeting. The full scope of work for various infrastructure components of the project is not yet available, and will be needed to entertain any Right of Entry (ROE) request. One component mentioned is the need for a retaining wall at Prima and Winterfield, but Elliott Homes is still finding out what specific access is needed. The Board confirmed it will work with its legal counsel for review of a ROE request. Chaney confirmed that aside from the three easements already in place between the District and the landowner, the RHCSO is not interested in any more easements. After Board discussion, a resident expressed her frustration about the project and said that the District does not have to give anything to Folsom for what they want. She implied the Board is not being transparent and continued to say “lots of people want to protect our community.” President Sites commented that the Board is working very hard to protect the interests of the District and is providing all information received to the residents for full transparency on this project and all other District business matters. He said he does not appreciate comments trashing the Board members personally.

b. Resignation of General Manager Chaney Hicks. In light of the resignation of Chaney Hicks, the Board discussed parsing out various of the GM duties to Board Members until the position is filled. It was the unanimous consensus of the Board members present that the duties would be distributed as follows:

- Chaney Hicks will meet with Director Gordon Fawkes tomorrow at Umpqua Bank to accomplish adding Gordon as the second cardholder on the CSD petty cash checking account.
- Director Gordon Fawkes will take the lead on the Summerfield wetlands project and get bids for the scope of work identified by the Board.
- Director Mark Magee will take the lead in dealing with the landscapers on maintenance and irrigation issues.
- Director Fawkes will update the District’s telephone account information with Ring Central and also coordinate transfer of the auto payments for routine recurring monthly expenses.
- Clerk Linda Stone will handle the tasks for the Direct Assessment.
- Director Brenda Collette will handle purchase and replacement of doggie waste bags.

- Director Gordon Fawkes will put up and take down the Zoom meeting signs at the entrances notifying residents of the Board meetings.
- President Matt Sites will take over as the main contact for the Folsom Heights development project with Elliott Homes, with the assistance of Director Ed McGowan.
- The General Manager phone will be routed to Director Mark Magee.
- Director Mark Magee will also handle the General Manager emails.
- Director Mark Magee will be the liaison with the goat vendor for weed abatement, and it was noted that Stephanie Haley, Matt Sites, and Cheryl (resident on Dunnwood) have volunteered to provide water for the goats.

6. New Business

c. Encroachment Issue at 5047 Winterfield – Installation of Stairs.

d. Encroachment Ordinance and Associated Policies and Procedures of District.

These two items were continued to the next meeting of the Board.

7. Adjournment. Upon motion and second, the meeting was adjourned at 9:17 pm.

Submitted by:

/S/

Linda Stone, Board Clerk/Secretary

Approved by Board: June 21, 2022



MEETING NOTES

DATE: April 21, 2022 AT 3:00 PM

ATTENDEES:

Price Walker – Elliot Homes
Dave Sagan – REY Engineering
Chad Roberts – HSM Law
Myself

SUMMARY:

Meeting via video to discuss Folsom Heights project grading work and how to handle ROEs. Price Walker discussed the three easement areas (Winterfield, Montrose and Prima). At the Montrose easement, Folsom Heights has detailed EID improvements which include a compressed gravel road with manholes and turnaround area. EID's requested turn around area falls outside of their existing easement. I told them that there may be an issue with them requesting use of District space that they don't have any legal right to. Chad agreed that it was outside of their right to include that turn around area. Price will call Mike Brink (EID) who is requesting the additional work to see if they will remove the additions that aren't included in their easement.

The Winterfield utility improvements all fall within the existing easement. The tie-in is in the street so some hardscape work may be required to tie in to that existing stub up.

At the Prima EVA the scope of work has not changed. Per EDH Fire Dept. EVA will be paved and have curbs on south side of road with gates at either end. Additional sewer/water tie in work will be done within the easement. The City of Folsom requested that Folsom Heights change the location of their drainage for water retention pond and current proposed location falls outside of their Prima easement. I told them that I didn't believe that the board would be amenable to granting an additional easement due to the contentious nature of the EVA. Price stated that he would call Folsom up and relay that the modifications may not be possible due to lack of cooperation from RHCSO.

The proposed grading work along the back property line of Sierramonte would need to be addressed to their HOA for the ROE to be signed but if their plan is to access that



area via Prima EVA access point, that would need to be included in a ROE for RHCS. I will forward contact information that I have for Sierramonte to Price so he can get in touch with them to discuss access issues. I told Price that Matt would be the contact for this project and due to his current job with the City of Sacramento as a planner he would be very capable of understanding current issues.

Call Notes Prepared By:

A handwritten signature in black ink, appearing to read "Chicks", is written over a light gray rectangular background.

Chaney Hicks, General Manager

gm@rollinghillscsd.org