

**ROLLING HILLS COMMUNITY SERVICES DISTRICT  
MINUTES OF AUGUST 20, 2024 MEETING OF THE BOARD OF DIRECTORS**

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

The meeting of the Rolling Hills CSD held on August 20, 2024, was called to order at 7:03 pm by President Brenda Collette. The in-person meeting was held at the El Dorado Hills Fire Station No. 85 Conference Room, 1050 Wilson Blvd., El Dorado Hills, CA. In addition to President Collette, Directors Adam Olson, Gordon Fawkes, Bill Grava, and David Gagetta were present at roll call. Also present were General Manager Mark Magee, Clerk Linda Stone, and one member of the public.

**2. Public Comment (Items not on the agenda).** A resident from Shadow Hills, Lisa, spoke about the lighting at the entrance to that neighborhood and said it appears the photo cell is hidden behind foliage and is staying on 24/7. She requested that an electrician investigate the issue.

**3. Monthly Reports**

**a. General Manager Report.** The General Manager presented his written report and spoke on the items listed, a copy of which was attached to the meeting materials. Board member Adam Olson commented that if issues are not involving CSD property, the Board does not get involved. Director Bill Grava requested that Mark pin down the culverts work with the landscapers per the contract terms. Board member Dave Gagetta volunteered the use of his truck to haul green waste away, if needed.

**b. District Budget Report.** The Clerk presented a written updated monthly report for fiscal year 2025, a copy of which was included in the meeting materials.

**4. Consent Items.** The consent items including the draft Minutes of the regular meeting held on July 16, 2024, and correspondence including El Dorado Hills Fire Department Final Notice to Abate Fire Hazard and Destroy Weeds; PG&E Customer Service Notice re Prepare for Potential Power Outages; SDRMA Notice 2025-26 Renewal Questionnaire Available with Credit Incentive; Association Reserves-Communicating Reserve Study Results to Homeowners; Certificate of Liability Insurance for Bailey Tree Company, Inc.; County of El Dorado Auditor Controller Letter re 2024/25 Direct Charge Levy Enrollment Confirmation-Submitted Direct Charge levies processed successfully for 2024-25 secured tax roll; SMDRA confirmation 2025-26 Renewal Questionnaire submitted; and Email re Fraud Purchase from Amazon were considered. Director Adam Olson moved to approve and accept/file the Consent items; Director Gordon Fawkes seconded. A roll call vote was taken; the motion carried as follows:

AYES: Collette, Olson, Fawkes, Grava and Gagetta

NOES: None

ABSENT: None

ABSTAIN: None

**Item Taken Out of Order:**

**Old Business**

**5.b. Revenue Options; Need for Increased Revenue for Future Sustainability.** Sara Mares from NBS Consulting joined the meeting by conference call. She summarized the report presented and the process NBS followed for its preparation, confirming that they relied on prior Reserve Study for various information. NBS recommends that the District proceed with a special tax – parcel tax since they believe it is the most straight forward funding tool. Director Adam Olson asked what consideration NBS gave to the composition of the district which includes four separate neighborhoods, one of which includes a HOA, when making its recommendation? This question was discussed in light of the 2/3 vote required for passage and that 49 of the 397 district parcels are in the HOA. Sara said it is not a foregone conclusion that those 49 homes will vote no, however, if the district believes that to be the case, then the CSD should consider the special tax mechanism Community Facilities District (CFD) which is more flexible in its terms. A CFD would allow the development of special tax zones or potentially the exclusion of portions of the CSD that currently have an HOA. The discussion then turned to the process for pursuing a CFD that includes a Board Resolution of Intention, Boundary Map(s) and rate

method of apportionment, and a public hearing. Specific time frames apply. An election would be called, and the election can be done on any date. It does not have to be at the time of a general election. The Board agreed they would like this information included in the Report. Board member Adam Olson said, it is fantastic to hear this information. Sara said she will revise the report to include the information and provide it by Labor Day. Sara Mares departed the meeting.

The Board then discussed issues related to the creation of one or more CFDs and questions they anticipated residents would have about use of the funds. The Board noted this is also a special tax that would require 2/3 vote for passage. The Clerk raised the issue of the outstanding invoices from NBS. Director Olson made a motion that once the revised report is received by Labor Day, then the check payments may be released to NBS; Director Dave Gagetta seconded the motion. A roll call vote was taken; the motion carried as follows:

AYES: Olson, Fawkes, Grava and Gagetta

NOES: None

ABSENT: None

ABSTAIN: Collette

**5.a. Folsom Heights Development Project.** The Board discussed (1) the upcoming Folsom Planning Commission meeting on August 28, 2024, where removal of Conditions no. 174 and 182 will be considered. Director Gordon Fawkes said he is planning to attend the meeting, and two other Board members indicated they may also be available. Director Adam Olson made a motion that the CSD support the removal of Conditions 174 and 182 for this project; President Brenda Collette seconded the motion. A roll call vote was taken; the motion carried as follows:

AYES: Collette, Olson, Fawkes, Grava and Gagetta

NOES: None

ABSENT: None

ABSTAIN: None

(2) The Board discussed the Right of Entry and Use Agreement proposed by Elliott Homes regarding upgrade of the existing Sewer Lift Station related to the Project. Director Bill Grava handed out to Board members his proposed edits to the agreement. Director Olson said he wants a schedule of construction attached and the requirement for pre-pay of the monthly amount to be increased to twice the number of months estimated for the work to be completed, since it is very common that construction schedules are often delayed. Any excess funds would be refunded back. Resident input from Stephanie Haley who could not attend the Board meeting was provided to the Board. This matter is still in negotiations.

### **New Business**

**6.a. Future Need for Zoom Services.** The Board discussed whether it sees a need for Zoom services in the future. All members present agreed that it is a good resource to have available.

**7. Adjournment.** Upon motion and second, the President adjourned the meeting at 8:40 p.m.

Submitted by:

/s/

Linda Stone, Clerk

Approved by Board: September 17, 2024