



## MINUTES

### BOARD OF DIRECTORS REGULAR MEETING

Tuesday, June 13, 2017 4:00 P.M.

Morgan Run Resort Clubhouse

5690 Cancha De Golf, Rancho Santa Fe, CA

#### 1. Call Meeting to Order and Roll Call.

The Regular Meeting of the Board of Directors of the Whispering Palms Community Services District was called to order by General Manager Chuck Duffy at 4:00 p.m.

#### PRESENT

Byron Hanchett  
Bill Haynor  
Doug Manatt  
Kathy McHenry

#### ABSENT

Chuck Duffy, GM

#### GUESTS

Pat Caughey  
Joanne Katz  
Caleb McKinley  
Dan Harden

#### STAFF

Jeff Pape  
Paula Melendrez

#### 2. Public Comment – None.

#### ACTION ITEMS:

#### 3. Minutes of the May 9, 2017 Regular Meeting.

**ACTION:** Director McHenry moved to approve the minutes as submitted. Director Haynor seconded. Motion carried 4-0.

#### 4. April 2017 Dudek Invoices for Payment.

**ACTION:** Director Manatt moved to approve the invoices as submitted. Director Haynor seconded the motion. Motion carried 4-0.

#### 5. Consideration of Fiscal Year 2016/17 Sewer and Landscape District Budgets.

The Board opened the public hearing. There was no public comment, and staff reported that no written public comment had been received. Jeff Pape gave some background on the proposed purchase of the Godwin Pump and on the labor rate for daily operations of the sewer treatment plant. The Board then closed the public hearing.

**ACTION:** Director McHenry moved to approve the budget as presented. Director Hanchett seconded the motion. Motion carried 4-0.

**6. Consideration of Agreement A-2017-01 between Whispering Palms Community Services District and Dudek for Management Services.**

The Board held a discussion concerning Dudek's management services agreement.

Directors Manatt and Haynor outlined the issues they had with Dudek's handling of several items relating to the landscaping project and the resignation process of three of the previous directors.

**ACTION:** Director Haynor moved to approve the Dudek Management Agreement for a period of six months. Director Manatt seconded the motion. Motion failed 2-2, with Directors McHenry and Hanchett opposed.

**ACTION:** Director Manatt moved to approve the Dudek Management Agreement for a period of one year. Director Haynor seconded the motion. Motion carried 4-0.

**7. Consideration of Agreement A-2017-02 between Whispering Palms Community Services District and Dudek for Operation of the Whispering Palms Water Reclamation Facility.**

**ACTION:** Director Manatt moved to approve the Dudek Operations Agreement for a period of one year. Director McHenry seconded the motion. Motion carried 4-0.

**8. Consideration of Resolution of Application to LAFCO For the Mathis Annexation, APN 303-040-38 and APN 303-040-36.**

**ACTION:** Director McHenry moved to approve the Resolution as presented. Director Haynor seconded the motion. Motion carried 4-0.

**9. Consideration of Potential Landscaping Project for Road Right-of-Way In and Along Cancha De Golf and Via de la Valle.**

Landscape Architect Pat Caughey and the board discussed the proposed landscaping along Via de la Valle, particularly the section fronting Via de la Valle alongside the Palma de la Reina building and the Pacifica Enterprises building. Dan Harden from Pacifica and Caleb McKinley from Palma de la Reina spoke concerning the proposed landscaping. The board also discussed at length the recently installed service main and above ground meter and backflow piping installed to serve the Palma de la Reina project. Staff will contact OMWD to gather more information on the background behind the placement of the piping.

**ACTION:** Director Manatt moved to hold a special meeting in July to further discuss the landscaping. Director Haynor seconded the motion. Motion carried 4-0.

**10. Consideration of Replacing the Collapsing Wood Fence on Via de la Valle And Removing the Dead Landscaping.**

Staff reported that the owner of the portion of fence in the right-of-way is unknown.

Director Hanchett stated that he had made multiple attempts to contact Morgan Run with no success, and is now requesting that Dudek staff write a letter to both the acting manager and president of Club Corp, notifying him that the CSD is going to remove the fence and dying landscape located in the right-of-way.

**ACTION:** Director Hanchett moved to provide a letter of notice to remove the fence and dying landscape. Director Manatt seconded the motion. Motion carried 3-0-1, with Director Haynor abstaining.

**11. Monthly Flow Report** – Noted and filed.

**12. District Financial Reports.**

- a. Account Balances – Noted and filed.
- b. Revenue and Expenditure Reports (Unaudited) – Noted and filed.
- c. WPCSD Check Register for April 2017 – Noted and filed.
- d. LAIF Update – Noted and filed.

**13. General Manager’s Report.**

- a. Sewer and Landscape Operations Reports – Noted and filed.
- b. Consideration of Solar Energy at the Wastewater Treatment Plant – Jeff Pape led the board in a discussion about the possible use of solar energy at the Whispering Palms Treatment Plant. He said that he does not believe that there is enough land at the plant to meet the energy needs of the plant, it would cost upwards of \$700,000-\$800,000 to purchase the panels outright, and the payback period is at least 7 years. Staff will contact some solar consultants to obtain current pricing.

**14. Upcoming Seminars/Conferences.**

**15. Consideration of Future Agenda Items.**

**Adjournment.**

There being no further business of the Board, the June 13, 2017 Regular Meeting of the Whispering Palms Community Services District Board of Directors was adjourned at 5:34 p.m. by General Manager Chuck Duffy.

**SUBMITTED BY:**

**APPROVED BY:**

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Paula Melendrez, Secretary

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Jeff Pape, Operations Manager

Date Approved by Board: August 8, 2017