

MINUTES

BOARD OF DIRECTORS REGULAR MEETING

Tuesday, December 12, 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 4:10 p.m.

PRESENT

Byron Hanchett
Bill Haynor
Doug Manatt
Kathy McHenry

ABSENT

GUESTS

Caleb McKinley

STAFF

Chuck Duffy, GM
Paula Melendrez

2. Public Comment – None.

ACTION ITEMS:

3. Election of Board President and Vice President for 2018.

There were no nominations put forward by the board.

4. Consideration of Prior Meeting Action Items –Noted and filed.

5. Minutes of the November 14, 2017 Regular Meeting.

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

6. October 2017 Dudek Invoices for Payment.

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

7. Consideration of Landscaping Issues in the Road Right-of-Way For Cancha De Golf, Via De Las Palmas, and Via De La Valle.

- a. Update on 3' landscaping strip along Cancha De Golf and Via De Las Palmas and related irrigation agreement with the Palma De La Reina Development -
At the last Board meeting, staff was directed to continue negotiations with Newport Pacific to ensure that any irrigation agreement would run with the land in case Newport Pacific ever sold their Development to another entity. If such a sale occurred, the District would have no recourse should the new owner not wish to provide irrigation

water. Staff reported that, after multiple discussions, Newport Pacific would not agree to the inclusion of this provision in the agreement.

ACTION: Director Haynor moved to authorize staff to have an irrigation water feed to the previously conditionally approved \$30,000 project for installation of irrigation pipes and grass turf to the 3' landscaping strip in the most cost efficient manner possible and with no price cap. Director Manatt seconded. Board discussion followed. Director Hanchett requested that the motion be amended to state that the CSD will be responsible for providing the water feed to the project and will not use a third party, like Palma De La Reina, to do so. Director Haynor and Director Mannatt agreed to this amendment to their motion and second. Director McHenry stated that she could not vote to use taxpayer money to fund the project with no price cap on it, to which Director Hanchett agreed. Based on previous proposals, the General Manager suggested a price cap of \$70,000 for the entire project, which includes turf and irrigation installation as well as the water supply feed to the irrigation system. Director Haynor and Director Mannatt agreed to this further \$70,000 price cap amendment to their motion and second. Motion carried 3-1, with Director McHenry opposed.

b. Update on planting of Pepper Trees along Via De La Valle – General Manager Chuck Duffy reported that the District Counsel has sent a letter to the Alcala HOA putting them on notice that the HOA did not and does not have the right to trim tree branches from CSD maintained property that do not encroach on to the HOA property.

c. Consideration of hiring a landscape management group to manage the landscape improvement district - Director Haynor inquired whether it was possible to hire a separate manager to manage the District's landscaping responsibilities. The General Manager reported that this could be legally done via a consultant agreement.

ACTION: Director Haynor moved to develop a Request For Proposals for a landscape district manager, to begin 7/1/2018. Director Manatt seconded. The Board held further discussion. Motion failed 2-2, with Directors Hanchett and McHenry opposed.

8. Consideration of Installation of Solar Panels at the Wastewater Treatment Plant.

Directors Manatt and Hanchett reported that they have been exploring local solar installations, and that a power purchase lease agreement model looks promising. They will have suggestions for solar power for Board consideration at the February or March board meeting.

9. Monthly Flow Report – Noted and filed.

10. District Financial Reports.

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

11. General Manager's Report.

- a. Sewer and Landscape Operations Reports – Noted and filed.

12. Upcoming Seminars/Conferences.

13. Consideration of Future Agenda Items.

Adjournment

The December 12, 2017 Regular Meeting of the Whispering Palms Community Services District Board of Directors was adjourned at 5:22 pm.

SUBMITTED BY:

APPROVED BY:

Paula Melendrez, Secretary

Chuck Duffy, General Manager

Date Approved by Board: January 9, 2018