

MINUTES

BOARD OF DIRECTORS REGULAR MEETING

Tuesday, November 14, 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

GUESTS

Caleb McKinley
JoAnn Katz

STAFF

Chuck Duffy, GM
Paula Melendrez

- 2. Public Comment** – Caleb McKinley reported that there would be a grand opening of the Palma De La Reina Development on Friday, November 17, 2017.

ACTION ITEMS:

- 3. Consideration of Prior Meeting Action Items** – Staff provided an update on the Action Items list. Director Haynor requested including the original start date for each item on the list, which staff will include in future lists.

4. Minutes of the September 19, 2017 Special Meeting.

ACTION: Director Mc Henry moved to approve the minutes as submitted. Director Haynor seconded the motion. Motion carried 4-0.

5. Minutes of the October 10, 2017 Regular Meeting.

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

6. September 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 options for 3' landscaping strip along Cancha De Golf and Via De Las Palmas – The Board held a discussion concerning the proposed agreement included in the agenda outlining the terms for the provision of irrigation

water from the Palma De La Reina Development to the District for irrigation of the proposed 3' turf landscaping strip. Director Hanchett stated that the agreement would need to run with the land in case Newport Pacific ever sold the 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. Director Haynor expressed his frustration that the project was not yet in place.

ACTION: Director Haynor moved to approve the irrigation agreement between Newport Pacific Inc. and the District, subject to District Counsel drafting language in the agreement to protect the District's rights in the event of a sale of the property. Motion failed due to lack of a second.

Director Manatt suggested forming an ad-hoc committee to help negotiate the terms of the agreement.

ACTION: Director Haynor moved to schedule an as-needed special board meeting pending agreement at a staff level between Newport Pacific Inc. and the District on the issues discussed during the board meeting. Director Hanchett seconded. Motion carried 4-0.

Director Hanchett stated that any agreement should be recorded on the property with the County of San Diego.

- b. Update on planting of Pepper Trees along Via De La Valle – General Manager Chuck Duffy reported that the Alcalá HOA had illegally trimmed the District's newly planted pepper trees approximately 1 ½ feet into the right-of-way past their property line.

ACTION: Director Hanchett moved to have the District's attorney send a letter to the Alcalá HOA, putting them on notice that they do not have the right to trim tree branches that do not encroach on to their property. Director McHenry seconded. The motion was amended to include board review of the letter before it is sent out. Motion carried 3-1, with Director Haynor opposed.

- c. Update on discussions regarding the recently installed above ground OMWD backflow, meter, and valved potable water pipe in the Via De La Valle Right-of-Way serving the Palma De La Reina project – There has been no further movement on this issue from OMWD.
- d. Update on Screening Options Along Via de la Valle and Morgan Run GC Hole 5 South, and Removal of Dead Existing Landscaping – JMD Landscape has completed the installation of the privet hedge and irrigation along the last section of right-of-way fronting Via De La Valle.

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

Directors Manatt and Hanchett reported that they attended an educational meeting called *Solar For Business* at the SDGE facility in Clairemont.

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 September 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 November 14, 2017 Regular Meeting of the Whispering Palms Community Services District Board of Directors was adjourned at 5:21 pm.

SUBMITTED BY:

APPROVED BY:

Paula Melendrez, Secretary

Chuck Duffy, General Manager

Date Approved by Board: December 12, 2017