



## **MINUTES**

### **BOARD OF DIRECTORS REGULAR MEETING**

**Tuesday, October 13, 2020, 4:00 p.m.**

Morgan Run Resort Clubhouse

5690 Cancha De Golf, Rancho Santa Fe, CA

**THIS MEETING WILL BE HELD VIA TELECONFERENCE ONLY AS PERMITTED BY GOVERNOR'S EXECUTIVE ORDER N-29-20.**

#### **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 Board President Doug Manatt at 4:00 p.m.

#### **PRESENT**

Doug Manatt  
Al Panton  
Byron Hanchett  
Ed Munsch  
Bill Haynor

#### **ABSENT**

#### **GUESTS**

Nicki Tallman  
Lizzie Foss  
(Brandis/Tallman)

#### **STAFF**

Chuck Duffy, GM  
Paula Melendrez

#### **Pledge of Allegiance.**

**Public Comment – None.**

#### **ACTION ITEMS:**

##### **1. Minutes of the September 8, 2020 Regular Meeting**

**ACTION:** Director Hanchett moved to approve the minutes as submitted. Director Haynor seconded the motion. Motion carried 5-0.

##### **2. August 2020 Dudek Invoices for Payment.**

**ACTION:** Director Haynor moved to approve the invoices as submitted. Director Hanchett seconded the motion. Motion carried 5-0.

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

General Manager Chuck Duffy reported that JMD Landscape completed the Via Valle Verde hardscaping and sod project and planted marigolds as the new color scheme in accordance with David Reed's seasonal planting palette. Board Secretary Paula Melendrez reported that San Diego Light Guys will be installing the holiday lights the week of Thanksgiving.

**4. Consideration of Proposed Solar Power Panels Project at the Whispering Palms Wastewater Treatment Plant, and Related Financing Package.**

General Manager Chuck Duffy introduced Nicki Tallman and Lizzie Foss from our financing placement firm, Brandis/Tallman. Ms. Foss reported that a Lender Request for Proposal was distributed to twenty-one potential lenders and responses were received from three of the lenders. The most favorable proposal was received from Municipal Finance Corporation/Citizen Business Bank (“MFC”). The board reviewed the three term options provided by MFC. Brandis Tallman also provided several additional documents the board will need to approve prior to the financing. These documents include: 1) Resolution Adopting Debt Management Policy (a requirement since 2017 when issuing new debt); 2) Debt Management Policy; 3) Resolution Approving Project and Installment Sale Agreement; and 4) Installment Sale Agreement. These documents are being reviewed by District Counsel Neal Meyers.

**ACTION:** Director Haynor moved to approve the 15-year term option offered by Municipal Finance Corporation at a financing cost of \$112,427 per year. Director Manatt seconded the motion. Motion carried 5-0.

**5. Committee Reports.**

- a. Landscaping Committee (Directors Manatt and Haynor) – Director Haynor reported that he would like the trash pickup to continue from the shed to the polo field.
- b. Solar Committee (Directors Pantan and Hanchett) – Nothing further to discuss.
- c. Wastewater Treatment Plant Committee (Director Pantan) – Nothing new to report.

**6. Community Liaison Reports.**

- a. Morgan Run Resort – Director Pantan reported that the General Manager of Morgan Run Club is very pleased with the Via Valle Verde landscaping and hardscaping project.
- b. Pacifica Enterprises – Director Manatt reported that he will discuss with Pacifica Enterprises the sign they placed in the turf area.
- c. Palma de La Reina – Nothing new to report.
- d. Interagency Relations – Director Haynor had nothing new to report. There are still no in-person meetings taking place.

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

**8. District Financial Reports.**

- a. Account Balances – Noted and filed.
- b. Revenue and Expenditure Reports (Unaudited) – Noted and filed.
- c. WPCSD Check Register for August 2020 – Noted and filed.
- d. LAIF Update – Noted and filed.

**9. General Manager’s Report.**

- a. Sewer Operations Report – General Manager Chuck Duffy reported that the Centrifuge Upgrade Project has been completed and it is “making better cake”.

**10. Upcoming Seminars/Conferences – Noted and filed.**

**11. Consideration of Future Agenda Items – None.**

**Adjournment**

The October 13, 2020 Regular Meeting of the Whispering Palms Community Services District Board of Directors was adjourned at 5:03 p.m.

**SUBMITTED BY:**

**ATTEST:**

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Paula Melendrez, Board Secretary

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Chuck Duffy, General Manager

Date Approved by the Board of Directors: November 10, 2020