

MEETING MINUTES
Board of Directors of the Embarcadero Municipal Improvement District
February 11, 2026

CALL TO ORDER

The Regular meeting of the Board of Directors of the Embarcadero Municipal Improvement District was called to order at 7:00 PM by President Taylor.

ROLL CALL

Directors Bohley, Defoort, McCord Duncan, Menna, and Taylor were present.

PUBLIC COMMENT

Residents expressed their concern about the culvert at 434 Vereda del Ciervo (VDC). There is a sink hole in the culvert west of VDC and there is a wall that was built in the culvert that diverts more of the water to one of the two pipes leading under VDC.

President Taylor explained the powers of EMID and the work that is being done to investigate the possibility of EMID taking on responsibilities for the culverts. In the meantime, culverts under the roads are the responsibility of Santa Barbara County Roads and the remaining culverts and swales are the responsibility of the respective property owner.

Residents asked EMID to propose to District Supervisor Joan Hartman that she introduce a resolution for the county to accept responsibility for the culverts in the District. EMID agreed to put together a communication to the residents regarding the current responsibilities and to coordinate a Town Hall with District Supervisor Hartman.

COMMITTEE REPORTS

INFRASTRUCTURE COMMITTEE

1. County/EMID Joint Projects

- Drainage Culvert at 908-930 Vereda Del Ciervo
 - Permitting process is in progress. We have received the final round of comments from the engineer.

FLOOD MITIGATION COMMITTEE

1. Expansion of power

- The FY2024-25 Financials have been completed and will be sent to CSDA Funding this week.

LEGAL COMMITTEE

1. Update on utility easement access and boundaries

NOTE: Director McCord Duncan left the meeting for this discussion and returned prior to the next agenda item.

- A meeting will be scheduled with Goleta West Sanitary District to discuss the latest status and determine next steps.

FACILITIES COMMITTEE

1. BBQ Area maintenance and repair

- Director Menna has received quotes for different options to replace the pad around the BBQ that was removed.

- *Motion by Director Bohley to approve \$6500 to replace with flagstone matching the surrounding walkway. Second by Director Defoort. Motion passed 5-0.*

2. Community Center Culvert Collapse

- Tierra has provided a quote to do a video inspection of the culvert: \$3,725.00. The Board would like to see if they can do it from the sinkhole out to reduce the cost. Director Taylor to follow up on options.

INFORMATION TECHNOLOGIES COMMITTEE

1. Sourcing a new UPS for the office: No UPS is required due to the presence of the backup generator. A new UPS and/or surge protector will be considered after the office remodel.

SAFETY COMMITTEE

1. Firewise Sub-Committee

- Resident Art Cockrum proposed a fire assessment of the district to assess opportunities for fire mitigation. The Board requested additional information.
- District Manager to identify EMID properties within the district and coordinate brush clearing

2. Rebate Program

- We have had several submissions. There are questions and concerns around the deadlines. EMID will remove the timing restrictions pending training of new District Manager. Director Duncan to re-evaluate.

3. Sandbags

- *Motion by Director Defoort to approve \$945.01 to purchase sand and bags to be used by EMID and residents before upcoming rains. Second by Director Bohley. Motion passed 5-0.*

POLICIES COMMITTEE

1. Parks and Rec Policy Update
 - Discussion tabled to March meeting.

FINANCE OFFICER REPORT

1. Director Menna presented a summary of the finance committee report.

Director McCord Duncan moved to approve the monthly expenses in the amount of \$21,993.20. Second by Director Bohley. Passed 5-0.

2. Board Compensation

- Director Bohley requested that Board Compensation be reviewed and consideration for an increase. To be added to the March agenda. Director Taylor to discuss options with legal.

APPROVAL OF MEETING MINUTES

Director Defoort moved to approve the minutes of the January 14, 2026 Regular Meeting. Second by Director Bohley. Approved 5-0 as amended.

Director McCord Duncan moved to approve the minutes of the January 23, 2026 Special Meeting. Second by Director Bohley. Approved 4-0. Director Menna abstained.

DISTRICT STAFFING

1. District Manager

- Five candidates interviewed. Recommendation based on experience in office and financial management. Candidate also has experience with Special Districts.

Director Taylor moved to offer the position to Tina Allen at the maximum rate starting immediately. Second by Director Bohley. Passed 5-0.

1. Project Manager

- A job description has been drafted and reviewed for the Project Manager position.

Director Bohley moved to approve the Project Manager Job Description. Second by Director McCord Duncan. Passed 5-0.

INFORMATION CALENDAR

MANAGER'S REPORT

- The website host company had not been paid so the website was down causing the agenda to be posted late. It was posted on the bulletin board.

DIRECTORS' REPORTS

- Director McCord Duncan reported that the Meadow needed to be mowed again.
- Director Taylor reported that the office flooring needed to be replaced. We will also look into painting and new furniture.

NEXT MEETING AGENDA

- Committee Reports
- Director Compensation

President Taylor adjourned the meeting at 9:30 PM.

APPROVED:

President
(Seal)

Clerk of the Board