

MINUTES
Board of Directors of the Embarcadero Municipal Improvement District
April 13, 2022

CALL TO ORDER

The Regular April meeting of the Board of Directors of the Embarcadero Municipal Improvement District was called to order at 7:05 PM by President Taylor.

ROLL CALL: The following Directors were present: Directors Taylor, Bohley, Duncan, Menna and Langle. The Clerk of the Board/District Manager was also present.

PUBLIC COMMENT: Kirkman Gardiner was present to address the Board about speeding cars on Vereda Del Padre and the graffiti problem on the Tecolote Meadows benches and mutt mitt dispensers.

MINUTES:

Regular Meeting: March 9, 2022: The Board approved the March 9, 2022 regular meeting minutes as submitted upon a motion made by Director Duncan, seconded by Director Langle and passed (4-0), with Director Menna abstaining.

Special Meeting: March 30, 2022: The Board approved the Special Meeting minutes as submitted by a motion made by Director Duncan, seconded by Director Bohley. The motion passed (4-0) with Director Langle abstaining.

Special Meeting of the Finance Committee: April 8, 2022: The Board discussed the proposed Budget for FY 2022/2023. No action was taken. The minutes were approved on motion made by Director Bohley, seconded by Director Menna and passed unanimously (3-0) with Directors Duncan and Langle abstaining.

ACTION CALENDAR:

COMMUNITY SAFETY COMMITTEE:

Tecolote Meadows/Farren Road Camera project: Two 20' poles were erected on the Meadows @ Calle Real. The cameras have not yet been placed. The bases of the poles will be reinforced. One camera will look at the Meadows, a 180 degree view. Two license cameras, one looking up and one looking down Farren Road. A use and operational Policy will be created.

Property Line Survey(s):

1. Farren Road Survey: Complete
2. Center (West side of property @ Vereda Leyenda for the Generator placement). Not yet complete.
3. The Community Center and Park property line survey is on hold.

Generator Project: Initial County approval of Generator project is not yet been received. Director Menna will accompany the Constant Power contractor to request County policy regarding sound mitigation.

E.V. Stations: The stations have not yet been ordered. The focus for E.V. use is to provide emergency vehicle charging and resident vehicle charging in emergency situations. A Policy for use will be created.

County Fire: Director Duncan met with County fire representative, Michael Young on March 16 to discuss how defensible the District is now. His suggestions follow:

1. Six-inch contrasting address letters and numbers posted at the street.
2. Gated properties should have Knox Boxes installed.
3. Work with Goleta Water District to replace blue dots at Fire Hydrants.
4. Ask Goleta Water District for their Fire Hydrant maintenance schedule.
5. Add new Fire Hydrants.
6. Mow the Tecolote Meadows and other EMID owned property.

7. Modified turn arounds at Dead End roadways.
8. Trim all trees up to 48" above the ground.
9. Secondary EXIT easements.
10. Underground Utilities.
11. Letters to residents about Fire Safety Awareness.

POLICIES COMMITTEE:

Parks and Recreation Use Policy and Application: No report.

CC&Rs: At the March 30 Special Meeting, legal counsel reported that our CC&Rs as Stated in a Third Amended and Restated document is defensible against SB9 at this time. The Board will review the "red lined" copy of the new document and report comments back to the Board next meeting.

CAPITAL PROJECTS COMMITTEE:

Underground Utilities: The Board is considering "pilot programs" as an alternative to a larger project undergrounding the entire residential area. Such "pilot programs" must be at least 600'. Studies would include alternatives for how assessments would be levied. A consultant or project manager would be hired to assess the project(s)' costs, probability of completion, and process. Director Bohley suggested that \$150,000 should be allocated for Project Management.

Creek Restoration: The committee will review a possible Tecolote Creek restoration project.

FINANCE OFFICER'S REPORT:

Director Menna presented the Finance Officer's report and Budget Reports for FY 2021/2022. The report is on file. Budget hearings will continue at the May 11, 2022 regular meeting.

ALLOWANCE OF CLAIMS:

Director Duncan moved to approve the claims to be paid in the amount of \$18,041.45. The motion was seconded by Director Bohley and passed unanimously. (5-0).

MANAGER'S REPORT:

The main irrigation station was replaced. Pathway lighting was repaired and extended around the West side of the Community Center. The smashed tiles at the Entrance Rancho Embarcadero sign will be repaired/replaced. The 2021/2022 Audit report is complete.

DIRECTORS' COMMENTS:

Director Duncan noted that Canyon Clean Up project will be scheduled for the first weekend in June. The manager has coordinated Green Waste Chipping with Gay Milligin and Peterson Tree Co.

Director Menna reported that Count Flood Control has reported 26 points of issue with Tecolote Creek. There remain six blockages that will be removed.

MAY AGENDA ITEMS:

Camera and Lighting Project Updates

Generator Update

Capital Projects Committee Report

Underground Utilities Project progress Report

Policies Committee Report

Parks and Recreation Policy

CC&Rs

Discussion regarding County Fire Review for the community.

Budget Hearing: Second Reading.

President Taylor adjourned the meeting at 9:10 PM.

APPROVED:

President

Clerk of the Board

(Seal)