

**MINUTES**  
**GREENSTONE COUNTRY COMMUNITY SERVICES DISTRICT**  
**BOARD OF DIRECTORS EXECUTIVE SESSION**  
**Time & Date: April 14, 2021, at 4:30PM**  
**Place: ZOOM**

**1. 4:30-5PM - EXECUTIVE (CLOSED) SESSION**

- Present: Rod Rozman, Dan Schmidt, Bob Vance, Greg Smith, Terry Schutten, CSD GM Shelly Greene

| <b>GOV. CODE SECTION</b> | <b>CLOSED SESSION ITEM DESCRIPTION</b>  |
|--------------------------|---|
| <b>54957.1</b>           | <b>Septic Inspection Contract:</b> Contract will be extended six months after which a bid process will be initiated.                                      |
| <b>54957.1(a)(5)</b>     | <b>Public Employee:</b> Effective July 1, 2021, General Manager will work remotely two days a week and will hold in-person office hours one day per week. |

**2. ADJOURN EXECUTIVE SESSION**

- Motion: Rod Rozman motioned to approve the agenda. Second by Dan Schmidt. Motion carried.

Rod Rozman – Yes  
Dan Schmidt – Yes  
Bob Vance – Yes  
Terry Schutten – Yes  
Greg Smith – Yes

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**MINUTES**  
**GREENSTONE COUNTRY COMMUNITY SERVICES DISTRICT**  
**BOARD OF DIRECTORS REGULAR MEETING**  
**Time & Date: April 14, at 5:00PM**  
**Place: ZOOM**

<https://us02web.zoom.us/j/88365447848?pwd=dkNHQWxlUEt5TXU4VjRzdm5pM2N3Zz09>

Meeting ID: 883 6544 7848

Passcode: 020465

Dial In 669-900-6833 US

**2. CALL TO ORDER/ROLL CALL**

- Present: Rod Rozman, Dan Schmidt, Bob Vance, Greg Smith, Terry Schutten, CSD GM Shelly Greene

**3. APPROVAL OF AGENDA**

- Motion: Rod Rozman motioned to approve the agenda. Second by Bob Vance. Motion carried.

Rod Rozman – Yes  
Dan Schmidt – Yes

Bob Vance – Yes  
Terry Schutten – Yes  
Greg Smith – Yes

**4. APPROVAL OF MINUTES**

- Motion: Rod Rozman motioned to approve the minutes from the January 27, 2021, regular meeting. Second by Bob Vance. Motion carried.

Rod Rozman – Yes  
Dan Schmidt – Yes  
Bob Vance – Yes  
Terry Schutten – Yes  
Greg Smith – Yes

**5. CSD GEOLOGIST REPORT – Not in Attendance**

**6. GREENSTONE COUNTRY HOA**

Greenstone Country HOA Manager reported on April 1, 2021, GCOA received the final Lake and Streambed Alteration Agreement for the Indian Creek Horse/Equestrian Bridge from the Department of Fish and Wildlife. The final agreement stipulates that work can only be done on this project between September 1<sup>st</sup> and October 15<sup>th</sup>. Thus, GCOA would like to request that the remaining funding allocated from the CSD for this project (\$30,000) be moved to the fiscal year 2021-2022 CSD funding.

The CSD Board agreed a carry over was not necessary for the unused funds for the equestrian bridge. The HOA will need to make a new budget request for FY 2021/22.

Additionally, on March 31, 2021, GCOA received an email from the engineering firm that there are additional costs for the required western pond turtle and foothill yellow legged frog preconstruction surveys. The anticipated additional costs for this survey work is approximately \$4,100. Note: This budget amendment has NOT yet been presented to or approved by the GCOA Board. It will be presented at the April 21, 2021, Board Meeting. This is information only.

**7. GREENSTONE COUNTRY CSD**

- **Board Resolution 2021-01**

- i. Transfer between 310 and 350 Accounts (Allocated and Unallocated Reserves)

New account balances, effective May 1, 2021:

FUND BALANCE: After Transfer effective May 1, 2021

310 FND BAL: RSVD GENERAL \$ 59,383.18

350 FND BAL: UNRSVD UNDESIGNATED \$341,309.92

TOTAL: \$400,693.10

- ii. Motion: Terry Schutten motioned to accept the resolution. Second by Rod Rozman. Motion carried.

Rod Rozman – Yes  
Dan Schmidt – Yes  
Bob Vance – Yes  
Terry Schutten – Yes  
Greg Smith – Yes

- **Amerigas**

- i. Customer Service Complaints

Shelly discussed numerous customer complaints related to Amerigas overcharges. The Board agreed to continue with the current contract and will discuss other options when the contract nears expiration in 2022. Rod Rozman will also discuss the issue at the next HOA meeting.

This Item will be added to the September agenda for further discussion.

- **Septic Pumping**

- i) Publish resource list for exposing (digging) septic tank lids.

Dan Schmidt will provide Shelly with a list of vendors to be added to the CSD website.

- ii) Rod Rozman requested an agenda item for the next meeting to discuss an incentive program for 24” septic risers.

- iii) Greg Smith suggested putting a link to the County’s septic manual on the CSD website. Shelly will make the addition.

- **CSD PRIORITIES**

- i. Results of Second Ranking (see attachment “A”)

- ii. Discussion of priorities

The Board discussed the individual priorities and agreed items ranked number 3 and number 5 required a single Board action stating the Board’s support for those items. Each Board member then selected a priority to work on and will present a recommendation and/or plan of action to the Board at a future meeting.

#1-Septic System Management. Revise Voucher and/or Inspection Program. Continue work on septic policies. **Greg Smith & GM**

#2- Culvert Maintenance and Repair. **Dan Schmidt & Greg Smith**

#3-Foster a good working relationship between the CSD and the HOA boards. **Board Action**

#4- Enhance building security for building access protecting employee’s and tenants. **GM**

#5- CSD funding the HOA in the same manner as has been done for the past 39 years (i.e approving yearly HOA funding requests). **Board Action**

#6- Install Wireless Internet

#7- Weed Abatement. Clear grass, brush, trees on HOA common area (trails, lakes, rec. areas) as has been done in the past. **Terry Schutten & Bob Vance**

#8- Provide additional large package boxes for district members.

#9- Street Signs

#10- Fire Prevention – **Bob Vance & Terry Schutten**

## **8. MANAGERS REPORT**

- i. Budget Update

Shelly reported the budget is on track and we will likely be under budget at the end of the fiscal year.

- ii. Schedule Special Mtg. for Preliminary Budget Review

June 23, 2021, 4:30PM

- iii. Painting/Deck Repair Quotes

Only one quote has been received. Ongoing

- iv. Septic Rpt.

No issues to report.

**9. DIRECTORS COMMENTS**

- i. Rod Rozman requested an agenda item for the June 23<sup>rd</sup> meeting to discuss funds for recreation events.
- ii. Rod also requested we get an opinion from some authority on resuming public meetings. Shelly will reach out to CSDA for guidance.

**10. OPEN FORUM - None**

**11. NEXT REGULAR MEETING**

June 23, 2021, at 4:30 PM

**12. ADJOURN**

- Motion: Dan Schmidt motioned to adjourn meeting. Second by Greg Smith.  
Motion carried.

Rod Rozman – Yes

Dan Schmidt – Yes

Bob Vance – Yes

Terry Schutten – Not present

Greg Smith – Yes

# Appendix “A”

Greenstone Country CSD Priorities  
Top Ten Ranking  
**SECOND RANKING FINAL SCORE**

*Listed below are the top ten priorities ranked by total score (with the highest score receiving the ranking of #1). All Board members participated in the ranking process.*

| Priority   | RANKING<br>1-10<br>1-Lowest Priority<br>10-Highest Priority | SCORE |
|--|---|-------|
| Septic System Management. Revise Voucher and/or Inspection Program. Continue work on septic policies.  | 1   | 33    |
| Culvert Maintenance and Repair   | 2   | 32    |
| Foster a good working relationship between the CSD and the HOA boards.   | 3   | 23    |
| Enhance building security for building access protecting employee's and tenants  | 4   | 22    |
| CSD funding the HOA in the same manner as has been done for the past 39 years (i.e approving yearly HOA funding requests).   | 5   | 22    |
| Install Wireless Internet  | 6   | 21    |
| Weed Abatement. Clear grass, brush, trees on HOA common area (trails, lakes, rec. areas) as has been done in the past.   | 7   | 15    |
| Provide additional large package boxes for district members  | 8   | 12    |
| Street Signs   | 9   | 12    |
| Fire protection  | 10  | 10    |
| Provide solar Battery or Generator backup for Lotus and Stagecoach entrance/exit gates so when power is out gates are secure, and securing the district area. Enlarge community Post Office mailboxes to house batteries for solar or generator backup for Lotus and Stagecoach entrance/exit gates. |   | 10    |
| Repair the Lakes and Retention Ponds. Repair the seepage/leakage in Picnic Lake  |   | 8     |