

MINUTES
GREENSTONE COUNTRY COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS REGULAR MEETING

Time & Date: January 27, 2020 at 4:30PM

Place: ZOOM

<https://us02web.zoom.us/j/85862383878?pwd=cllEellvU2RSUUQ2UThzcG10dHpBZz09>

Meeting ID: 858 6238 3878

Passcode: 411847

1. CALL TO ORDER/ROLL CALL

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

2. APPROVAL OF AGENDA

- Motion: Rod Rozman motioned to approve the agenda. Second by Greg Smith. Motion carried.

Rod Rozman – Yes

Dan Schmidt – Yes

Bob Vance – Yes

Terry Schutten – Yes

Greg Smith – Yes

3. APPROVAL OF MINUTES

- Motion: Dan Schmidt motioned to approve the minutes from the November 17, 2020 regular meeting. Second by Terry Schutten. Motion carried.

Rod Rozman – Yes

Dan Schmidt – Yes

Bob Vance – Yes

Terry Schutten – Yes

Greg Smith – Yes

4. CSD GEOLOGIST REPORT – Not in Attendance

5. GREENSTONE COUNTRY CSD

▪ **BUDGET UPDATE**

i. Allocated and Unallocated Reserves

Shelly confirmed with the auditor that allocated funds (310 Account) should only be for specific designated things and the unallocated (350 Account) should be for everything else. A Board Resolution will be required to reallocate the funds between the two accounts. Bob Vance and Shelly will figure out the amount to be transferred as part of the FY 21/22 preliminary budget proposal and will prepare the resolution.

ii. \$25K to Reserves

The 25,000 that the board voted to move to reserves last fiscal year did not get moved. The County Auditor said the Board would need to do a new

resolution because the books are closed for FY 19/20. Bob Vance explained the \$25K is from the Fund One balance, which is money left over at the end of each fiscal year.

iii. Engineering fees

1. Missed inspection fee

Shelly advised that engineering fees for monthly inspections will likely be higher than budgeted for. The inspector has had to make repeat visits to several properties, which are charged to the CSD. The \$90 return fee could not be charged to the resident, in most cases, because the 10 day notification of inspection could not be met.

Shelly recommended future contracts stipulate the inspector must give ten days notice to change inspection dates.

▪ **CSD PRIORITIES**

Rod Rozman recommended establishing priorities on an annual basis.

i. Results of Ranking

Due to several ties, there are 17 items that ranked in the top ten.

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	Total Score	Final Ranking	Individual Votes
Culvert Maintenance and Repair	25	1	4
Foster a good working relationship between the CSD and the HOA boards.	21	2	3
Enhance building security for building access protecting employee's and tenants	20	3	2
Weed Abatement	20		3
Septic System Management	19	4	2
Fire protection	17	5	3
Install Wireless Internet	15	6	2
CSD funding the HOA in the same manner as has been done for the past 39 years (i.e approving yearly HOA funding requests).	15		2
Continue work on policies (Septic Policy, Data Retention Policy, etc)	15		3
Clear grass, brush, trees on HOA common area (trails, lakes, rec. areas) as has been done in the past.	12	7	3
Revise Voucher and/or Inspection Program	12		2
Repair the Lakes and Retention Ponds.	10	8	1
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.	10		3
Provide additional large package boxes for district members	10		2
Repair the seepage/leakage in Picnic Lake	8	9	1
Enlarge community Post Office mailboxes to house batteries for solar or generator backup for Lotus and Stagecoach entrance/exit gates.	7	10	1
House Security Equipment	7		1
Street Signs	7		2

ii. Discussion of priorities

The Board discussed several items on the priorities list. Terry Schutten asked for clarification on what the definition of fire prevention was versus fire protection? Bob Vance explained prevention is actions you take to prevent fire, like weed abatement, and protection would be a fire department or district. Greenstone could not add fire protection as a power because it falls under the Diamond Springs Fire District.

Motion: Terry Schutten motioned to combine weed abatement and fire prevention as one item on the priorities list. Second by Bob Vance. Motion Carried.

Rod Rozman – Yes

Dan Schmidt – Yes

Bob Vance – Yes

Terry Schutten – Yes

Greg Smith – Yes

Dan Schmidt commented one of the things the CSD needs to be careful of is competing with, or duplicating, the efforts of the HOA. They have someone working on the Lakes and Fire Safe Council, so coordinating with them will be important. Dan also suggested sharing the CSD priorities with the HOA to get their feedback on what items they are already working on. The CSD may be able to fund some of those items in the same manner it does now.

Rod Rozman supported Dan's idea and ask for a volunteer(s) to reach out to the HOA to see what projects they are currently working on and let them know the CSD may be able to help with funding some of those projects.

Dan Schmidt and Bob Vance volunteered to facilitate a discussion with the HOA Board.

Greg Smith commented the Board should keep in mind that these (priorities) are things we are going to look into and there will be a cost associated with all of them. It doesn't mean everything can be done.

The Board discussed several items on the priority list that could be consolidated into one item. For example, Septic System Management and Revise Voucher and/or Septic Inspection Program could be consolidated.

Motion: Terry Schutten motioned to consolidate Septic System Management and Revise Voucher and/or Septic Inspection Program into one priority item. Second by Dan Schmidt. Motion carried.

Rod Rozman – Yes

Dan Schmidt – Yes

Bob Vance – Yes

Terry Schutten – Yes

Greg Smith – Yes

Motion: Bob Vance motioned to consolidate *Enhance Building Security and 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.* Second by Terry Schutten. Motion carried.

Rod Rozman – Yes

Dan Schmidt – Yes

Bob Vance – Yes

Terry Schutten – Yes

Greg Smith – Yes

Motion: Terry Schutten motioned to consolidate *Repair of the Lakes and Retention Ponds and Repair the Seepage/Leakage in Picnic Lake.* Second by Rod Rozman. Motion carried.

Rod Rozman – Yes

Dan Schmidt – Yes

Bob Vance – Yes

Terry Schutten – Yes

Greg Smith – Yes

Shelly will consolidate the list and sent it to the Board for a second ranking process for discussion at the March meeting.

6. GREENSTONE COUNTRY HOA

Present: HOA Board President Dave Smith

The HOA is getting bids for painting for the barn and offered to get a bid for the CSD building at the same time. Shelly will send a copy of the bid to the Board.

Dave Smith commented that the items on the CSD priorities list are all being discussed, at some level, within the HOA board process and also within the community. There seems to be agreement that those are all things that need to be a priority. Dave also reported that the primary focus for the Lakes committee right now is dealing with the Indian Creek Reservoir. The new owners of the McLaren property are absentee owners, so the committee is trying to fine-tune the process for dealing with the water rights issue, and proper allotment of water.

7. MANAGERS REPORT

- Collection of Emails via Website

Shelly reported the website platform the CSD uses has a new addon feature that would allow the collection of email addresses. The cost would be an additional \$360 annually.

Motion: Bob Vance Motioned to approve the purchase of the addon to the website. Second by Rod Rozman. Motion carried.

Rod Rozman – Yes

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

8. DIRECTORS COMMENTS - None

9. OPEN FORUM

- Resident commented fire prevention was probably the most important item on the priorities list, and the most costly. He recommended the CSD consider cost sharing with the homeowners, which could make it easier going forward. He also felt the Weber Creek Side of the community, which is heavily brushed, is the most susceptible area just because of the steepness and the thickness of the brush and pine trees.

10. NEXT REGULAR MEETING

March 10, 2021 at 4:30 PM

11. ADJOURN

Motion: Rod Rozman motioned to adjourn the meeting. Second by Terry Schutten. Motion carried.

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