

**MINUTES
GREENSTONE COUNTRY COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS REGULAR MEETING AND
PUBLIC HEARING**

Time & Date: June 23rd, 2020 at 4:30PM

Place: ZOOM

1. CALL TO ORDER/ROLL CALL

- i. Present: Rod Rozman, Dan Schmidt, Bob Vance, Greg Smith, Terry Schutten, HOA VP Dave Smith, HOA Mgr. Sierra Christian, CSD GM Shelly Greene

2. APPROVAL OF AGENDA

- i. Motion: Terry Schutten 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

3. PUBLIC HEARING

- i. Resolution for Appropriation Limitation (Prop 4 Gann Limit)
- ii. Motion: Dan Schmidt motioned to approve the Resolution for Appropriation Limitation. Second by Bob Vance. Motion carried.

Rod Rozman – Yes

Dan Schmidt – Yes

Bob Vance – Yes

Terry Schutten – Yes

Greg Smith – Yes

4. APPROVAL OF BOARD MINUTES

- i. Motion: Rod Rozman motioned to approve the minutes from the February 26, 2020 regular meeting. Second by Dan Schmidt. Motion Carried

Rod Rozman – Yes

Dan Schmidt – Yes

Bob Vance – Yes

Terry Schutten – Yes

Greg Smith – Yes

5. CSD GEOLOGIST REPORT - Not present

6. GREENSTONE COUNTRY CSD

- Old Business

- i. Controlled Access Door for CSD Building
 - In progress, delayed due COVID-19 restrictions.

- ii. Backup Power for CSD Building

- Rod Rozman requested that Sierra work with EJ Fontaine of the security committee to determine what would be required to keep

both gates and cameras running during a power outage, including cost.

- Shelly and Sierra will work on what it would take to keep the CSD building powered so the security cameras would continue to record.
- Greg Smith commented that the gates and cameras do not belong to the CSD and felt the HOA should determine what is needed and then make a request for funding to the CSD. If there is any necessary power for the CSD building, then a share could be worked out.
- Rod agreed we would need to work through how much sharing is necessary.

▪ New Business

i. Resolution to hold Election

1. Terms for Rod Rozman, Dan Schmidt and Greg Smith end in December 2020. An election needs to be held during the November 3, 2020 general election to fill their seats.
2. Motion: Terry Schutten motioned to approve the resolution to hold an election. Second by Dan Schmidt. Motion Carried.

Rod Rozman – Yes

Dan Schmidt – Yes

Bob Vance – Yes

Terry Schutten – Yes

Greg Smith – Yes

ii. CSD/HOA 2020/21 Budget Agreement

1. Rod Rozman advised that he has requested the HOA categorize their funding request by our powers; recreation, security, and drainage.
2. Terry Schutten felt there should be more detail in each category and asked why funding for the trails increased so much.

Sierra explained the increase was to replace the horse bridge.

Terry also asked about security cost.

Sierra explained the sheriff's office informed the HOA that all contracts are on hold right now, so they are unable to sign a new contract for patrols with the Sheriff's office and will continue with Camden private security.

Terry commented he would hope that none of the security money would be used for patrol by sheriff's deputies should they begin making new contracts for private patrols again.

Sierra said the HOA would substitute some money from the security account that pays for Camden private security patrols for the part-time Sheriff's Patrol.

Dave Smith clarified that the HOA Board discussed a hybrid of keeping Camden a couple days a week and supplementing with Sheriff's patrols, but the Board felt it was premature to make a

decision. Dave did not feel the situation with the Sheriff's Department was likely to change any time soon.

Terry commented a number of people in the community were concerned about having Sheriff's patrols in the community even on a part-time basis. He said he is sensitive to that and the issue of transparency, and felt if the HOA were to go with Sheriff's patrols the CSD should not take responsibility for that, at least from his perspective. He continued he would like to have some type of community input either through a survey or some type of vehicle that would ascertain where the majority of the community would be on such an issue.

Dave Smith agreed and relayed there has been input for and against the idea and that it is a HOA board decision.

Terry replied the CSD's responsibility is to fund at least a portion of security and the CSD would have to make a decision whether it wanted to fund that or not. Before doing so he would like to have broad community input.

Dan Schmidt commented he thought what Terry was trying to say was, in the funding request, under security, it would say security patrols - Camden security - \$30,000, as opposed to leaving it open-ended.

Terry agreed.

Sierra asked if the funding request would need to be amended if the security company changed during the year.

The Board agreed an amendment would be needed.

Sierra will provide updated budget request for final budget approval meeting in August.

iii. 2020/21 Geologist Contract

1. Bob Vance reviewed the geologist contract. Some lots have two septic tanks, however, historically, we have only been charged for one inspection. The new contract has been changed to include charging for both so there will be a slight increase the annual contract.
2. Motion: Bob Vance motioned to approve the FY20/21 Geologist contract. Second by Terry Schutten. Motion Carried.

Rod Rozman – Yes

Dan Schmidt – Yes

Bob Vance – Yes

Terry Schutten – Yes

Greg Smith – Yes

iv. Approve Preliminary FY20/21 Budget

1. Annual Special Tax Increase CPI

- i. The CPI index ending March 31, 2020 (1.5%) was used to calculate the special tax increase in accordance with Ballot Measures A&B passed Oct. 23, 1981

Bob Vance reviewed the proposed FY 2020/21 budget.

Terry Schutton motioned to increase the General Manager's salary by 1.5%. Second by Rod Rozman. Motion carried.

Rod Rozman – Yes

Dan Schmidt – Yes

Bob Vance – Yes

Terry Schutton – Yes

Greg Smith – Yes

- b. Dan Schmidt asked why the utilities line item was reduced from the previous year.

Shelly explained the new ductless heating and air system had reduced annual utility costs significantly.

- c. Sierra discussed the replacement of the horse bridge. A bid has been received from Veer Camp.
- d. HOA funding request numbers were added to the preliminary budget. Total appropriations for FY20/21 are \$332,714. Approximately \$50,000 will need to be moved out of reserves. Total amount remaining in reserves is within the \$200,000 policy limit.
- e. Greg Smith felt more funding should be allocated to culverts (Drainage).
- f. Dave Smith reported that the HOA just finalized a contract for covert cleaning and maintenance activities.
- g. Motion: Bob Vance motioned to accept the funding request from the HOA. Second by Terry Schutton. Motion Carried.

Rod Rozman – Yes

Dan Schmidt – Yes

Bob Vance – Yes

Terry Schutton – Yes

Greg Smith – Yes

- h. Bob Vance encourage the HOA to try and use the approved funds within the budget year and recommended not moving funds out of reserves until they are needed. The Board agreed.

- i. Bob Vance reviewed projected revenues. He anticipates an approximate \$13,000 increase this fiscal year in the 100 account. More information will be available when we receive the year end close out from the County.
- j. Motion: Bob Vance motioned to approve the FY20/21 Preliminary Budget. Second by Rod Rozman. Motion Carried.

Rod Rozman – Yes

Dan Schmidt – Yes

Bob Vance – Yes

Terry Schutten – Yes

Greg Smith – Yes

2. Schedule Meeting Regarding CSD Powers

- a. Tabled for future meeting

7. GREENSTONE COUNTRY HOA – VP Dave Smith, Manager Sierra Christian

- i. The HOA requested to reallocate \$2,100 from Account 4343 (Security) to Account 4185 (Parks) for FY 19/20 and \$200 from Account 4188 (Dam) to Account 4187 (Lake Maintenance).

Motion: Terry Schutten motioned to approve the reallocation. Second by Greg Smith. Motion Carried.

Rod Rozman – Yes

Dan Schmidt – Yes

Bob Vance – Yes

Terry Schutten – Yes

Greg Smith – Yes

8. DIRECTORS COMMENTS

- i. Terry Schutten requested for the next regular meeting an agenda item be added to discuss doing a community survey. Terry will send Shelly some preliminary questions.

9. MANAGERS REPORT

- Septic Report
 - No inspections in April due to COVID-19, but no issues to report.
 - Rod Rozman asked if the green septic inspection reminder cards were updated to notify residents of the \$90 charge for missed inspections.
 - Shelly said yes and they began going out in May.
 - The Board discussed how to deal with property owners who are charged, but don't pay. Shelly will check with the CSD attorney on how best to proceed.

10. OPEN FORUM - None

11. NEXT SPECIAL MEETING

August 26th, 2020 at 4:30 PM

12. NEXT REGULAR MEETING

September 16th, 2020 at 4:30 PM

13. ADJOURN

- i. Motion: Rod Rozman motioned to adjourn the meeting. Second by Dan Schmidt. Motion Carried.

Rod Rozman – Yes

Dan Schmidt – Yes

Bob Vance – Yes

Terry Schutten – Yes

Greg Smith – Yes