

Heather Glen Community Services District (HGCSD)

Minutes of Board Meeting - September 22, 2022

Applegate Community Center, 18014 Applegate Road, Applegate, CA

- **Call to Order** - Meeting was called to order at 4:04 p.m. with Board President Max Bailey, Board Members Marc Krupin, Rhonda Rajaofera, and Charlie Williams present. Others present included Board Treasurer, Julie Gordon, Board Secretary, Linda McLean, as well as seven residents of Heather Glen Estates. (Board Member Gary Bundesen not in attendance)
- **Pledge of Allegiance** (Led by homeowner Steve Adams)

1. MINUTES OF PRIOR BOARD MEETING (June 21, 2022)

Minutes were read aloud.

Motion to Approve Minutes as written: Rhonda Rajaofera Second: Marc Krupin

Votes in Favor: 3 Opposed: 0. MOTION PASSED.

2. TREASURER'S REPORT

Julie Gordon submitted the Treasurer's quarterly financial statements for Third Quarter 2022, and answered questions about specific payments shown in the General Ledger and items of interest to the Board on the Balance Sheet. The Treasurer also presented the proposed Budget for the 2022-2023 fiscal year. After discussion, the Board voted to approve the Budget. All Board Members present signed one copy of the Budget, which will be submitted to the Placer County Office of the Auditor/Controller.

3. REPORTS FROM BOARD AND STANDING COMMITTEES

- Report on Water Treatment Plant Operations:** Gerry LaBudde was not in attendance. However, it was reported that the chlorine analyzer was replaced as part of ordinary maintenance.
- Lease with Union Pacific Railroad** for spray field was signed, emailed as well as mailed through U.S.P.S. to Union Pacific headquarters in Omaha, NB. Payment of the first year's annual rent of \$5,000 was mailed separately. Lease is subject to automatic annual renewals, with 3% rent increases, unless sooner terminated with thirty (30) days written notice.

[Lease Paragraph 13 (B) - Termination.]
- Security Cameras and Alarms at Water Treatment Plant (WTP)** System of motion activated security cameras and intrusion alarms sensors at doors, windows, and roll-up door) was installed September 9, 2022. A three-year monitoring agreement was signed with ADT Monitoring Services.

4. SPECIAL REPORTS:

A. HGCSO Revisions to ByLaws:

Revisions are primarily to make the ByLaws consistent with the current meeting schedule (the HGCSO board meets quarterly, not monthly,) to update references to statutory codes, and to clarify timing of election of officers (President and Vice President) and their terms of office (two years.). HGCSO entered into a Legal Services Agreement with the Placer County Office of the County Counsel to review and approve the changes to ensure that the ByLaws conform to all current legal requirements. (Copies are available to all homeowners at Heather Glen Estates, upon request.)

Motion to Approve Revised HGCSO ByLaws - FINAL: Rhonda Rajaofera. Second: Marc Krupin

Votes in favor: 3. Opposed: 0. MOTION PASSED

5. CORRESPONDENCE:

A. PCWA Notice of Increase in PCWA Water Rates, Fees, Charges

PCWA sent written notification dated 9/8/2022 of PCWA approved rate increases for years 2023 through 2027 for PCWA customers. HGCSO is a Resale Entity; commodity charges will be adjusted 8% in 2023, 8% in 2024, 7% in 2025, 7% in 2026, and 6% in 2027.

6. UNFINISHED BUSINESS:

A. Rural Net (aka Rural Connect) Broadcast Tower on Hotchkiss Hill

Rural Net was contacted by President, Max Bailey, explaining that their lease has expired and is currently on a month-to-month basis. HGCSO would like to enter into a new lease agreement, but there would be an increase in rent as well as provisions added e.g. concerning a proper, permitted installation of back-up power for the broadcast tower in the event of failure of their solar power equipment. The company owner responded that they have only a few customers in the Heather Glen community, and they simply cannot afford any increase in their current rent amount. However, Rural Net did offer one free service connection at Heather Glen Entrance for use if wireless security cameras are eventually installed there.

7. NEW BUSINESS

A. Spray Field Runoff Improvement Plan

In September, Regional Office of State Water Quality Control Board contacted HGCSO office to direct that HGCSO implement a "Spray Field Runoff Improvement Plan" that was prepared by Sauers Engineering, Nevada City, CA in 2020. It was decided that Board Member Marc Krupin will manage the process of requesting at least three contractor bids, reviewing their submittals, and advising the HGCSO Board on contractor selection.

B. Painting Fire Hydrants and Stop Signs - To. Be discussed and voted on December meeting.

8. ADJOURNMENT -

The next Regular Meeting of the HGCSB Board is tentatively scheduled for Thursday, December 8, 2022, at the Applegate Civic Center at 4 p.m.

Motion to Adjourn - Rhonda Rajaofera. Second: Charlie Williams

All in favor: 3 Opposed: 0. MEETING ADJOURNED - 4:56 p.m.