

# Minutes HGCSD Board Special Meeting, December 06, 2024 (Applegate Civic Center, 18014 Applegate Road, Applegate)

1. **MEETING CALLED TO ORDER AT 4 P.M.** Those present included: *Board Members Marc Krupin, Cheryl Madden, Charlie Williams, and Steve Adams. General Manager/Board Secretary Rachel Rose. Also present were 21 homeowners from Heather Glen Estates. Board Member Gary Bundesen not in attendance. Marc directs the meeting until a president and vice president are voted on.*
2. **PLEDGE OF ALLEGIANCE**
3. **NEW BUSINESS**
  - a. **New Board Members (Oath of Office)** - Marc Krupin introduces Rachel Rose as GM/Secretary. Rachel Rose swears in Charles “Charlie” Williams and Stephen “Steve” Adams to the board. Signed oaths are collected from both new members, to be filed by Rachel Rose.
  - b. **Election of Officers (President & Vice President) - 1 year term**
    - i. President - Charlie Williams
      1. Cheryl Madden nominates Charlie Williams for president, Steve Adams seconds  
**Votes in favor: 3**  
**Against: 0**  
**MOTION PASSED**
    - ii. Vice President - Marc Krupin
      1. Charlie Williams nominates Marc Krupin for Vice President, Cheryl Madden seconds  
**Votes in favor: 3**  
**Against: 0**  
**MOTION PASSED**
4. **OLD BUSINESS**
  - a. **Summary of previous meeting - as ~half audience not in attendance yesterday (12/5/24)** - Marc Krupin
    - i. Explaining committees and welcoming community to participate in committees
    - ii. PCWA presentation
  - b. **Committee Reports**
    - i. Water - Marc
      1. See yesterday’s notes for add’tl details
      2. Water conservation request as it all has to be treated and we struggle to keep up, but all is well

3. PCWA presentation yesterday. Years away, will keep them all updated.
  4. Cheryl - Upcoming Aquatech investigation for redwood tank. Will have them out when sunny. Estimate from Oct 11th for \$6,250. Time for wood to be treated (water trickling). Trying to keep cost down for now.
- ii. Fire Prevention - Cheryl Madden
1. Washington Ridge - 8 person ("inmate crew")... see previous minute notes
  2. Placer County chipping program... see previous minute notes
  3. East side is Project A and B. Working with Harmond. CalFire helping at no cost to us. Once brush is cleared, will cut down and chip. Cheryl Madden is working with Morgan Moore (Forest Technician 2). Giving us 15 days, which is ~\$15k worth of free work. This side is the most dangerous side for fire.
  4. Tree line area owned by neighbor, George Beck. Ordinance states that dangerous fuel loads must be removed within 100 feet. "We are going to follow the rules."
  5. West side (Project D), not started yet. Need to include resident, but now that they have interest we will start up that project next summer before fire season.
  6. Evac Lanes - Sinclair Court - have a bit of a dip at 616 Sinclair Ct driveway. Cheryl Madden asked the community if anyone has experience with this and can look at how to resolve it. Residents to give contact names and numbers to Cheryl Madden.
    - a. 2 more routes: near Waver Hill, and on western side and hit A Lane
    - b. Community agrees to continue this work.
  7. Firewise community - ask residents present. Unanimous (21 people) interest. Rhonda Rajaofera let the community know about 10% firewise community discount (see previous minutes).
- iii. Towers on Hotchkis Hill - Cheryl Madden
1. Rural Net & Digital Path cell towers. Goal to reach out to LLCs and review leases. Watch Duty cameras for fire awareness. ID which are needed and

- a. Board confirmed that the power chord from last year is no longer connected/an issue.

**c. Finance Review & Considerations - Cheryl Madden**

- i. We are spending more than collecting. We would be in the hole if not for \$15k deposit from Barton Track hook up. "Robbing Peter to pay Paul."
- ii. **See Profit & Loss sheet.** Admin and Road costs are over budget:
  - 1. Road costs - B Lane repair (1 time fee), seasonal clearing
  - 2. Weeding cost - \$8k expense
  - 3. Admin fees/cost - increased rates, summer training
  - 4. Fire prevention cost(s) - additional expense
- iii. Rick Wood - CFO for Community Service Districts - met with Julie Gordon to review expenditure. Might cost some money to have things revised. Gatsby compliance. We need to be more compliant in having budget buckets. Kris Locken (new neighbor on Hotchkis) interested in helping.
- iv. Cheryl Madden suggestion (not board) - Cut road work and lean on the community for a while. Remove road workers due to insurance costs. WTP chemical supplier cost savings. South tower leases? May need to increase admin fee to catch up - reviewing the process and looking to streamline.
- v. Cheryl Madden asked the community in attendance if they would be interested in an online payment option. Community confirmed.

**5. Comments**

- a. Nina - Appreciation for community. Husband is professional grant writer - offering services. She has a banker background (for Fed Gov), but is open to help. Shares info on Total Community Involvement group: a group from Weimar University with free programs and available to help at no cost.
- b. Judy Nicols from Dundee Ct - new neighbor with camera to monitor road. Mountain Lion in community 2x. Goes down Dunvegan. Early morning and late evening. Reminds the community that a mountain lion took pet few years ago.
- c. Lonnie Brooks - wildlife in community. Every spring mountain lion seen on hiking tracks. Suggests to always have bear spray if walking around at night.
  - i. Charlie Williams - anything you will see in a forest, we have. Reminds of the bear spotted 2 weeks ago.
- d. Resident - request for BoD and Rachel's phone numbers.
  - i. Charlie Willaims states that the next invoice will include the new office number and evac map.

1. Cheryl Madden mentions the idea for the website to include BoD numbers. Charlie Williams suggests the board revisits.
6. **Motion (Marc Krupin) - temporary spending freeze until January meeting.**  
Want to review where costs are coming from. Anything pressing? Will have to pay contractors, GM, and Treasurer.
- a. Upcoming Expense: Charlie Williams to hook up the new water meter on Barton Track. Has to buy a connector for the main (~\$20, under \$100). Ask for petty cash to cover.
  - b. Note: Would need to announce motion to people with credit cards.
  - c. Resident comment (Rhonda Rajaofera) - if things come up, a motion like this will tie the board's hands. Suggests to be more specific in details of the motion.
  - d. Board suggests the following details: freeze on internal labor, contractors (excluding emergency services), in house labor, workers comp. This seems to only impact 1 person (Allen - meter reader).
  - e. Cheryl Madden suggests not paying for road maintenance.
    - i. Residents - Concern for status of the road. Gary Bundesen mentioned in last night's meeting that each resident takes care of their driveway and gutters, and leave the debris at the end of the driveway where Gary Bundesen will pick it up. Resident suggests that community volunteers can help residents unable to participate.
      1. Charlie Williams confirms Cheryl Madden's question stating that Gary Bundesen volunteers his time to do these pickups. Resident (Ken) mentions that Gary Bundesen does also have others under employment that sometimes help.
  - f. **Charlie Williams suggests to table the motion.** Steve Adams makes the motion, Marc Krupin then Cheryl Madden second. **All in favor to table the motion for now.**
7. **COMMUNITY CONVERSATION**
- a. Cheryl Madden suggests to explain why the board wants to have open convos in front of the community (Brown Act). Brown Act - CA law to ensure everyone follows the rules. Makes promise, and as required by the Brown Act, the board will not meet without a community audience.
  - b. Charlie Williams mentions "this is about our community" - know what the board is doing and be part of the conversion. "Give you a say in your community." This is why Charlie Williams requests that residents come to the podium to speak and state who they are/where they live. Steve Adams suggests that residents encourage their neighbors to come to future board meetings.

- c. Charlie Williams mentions that the board tries to stick to the agenda. He asks that residents reach out to Rachel Rose or Charlie Williams if they wish to add topics to the agenda of future meetings.
8. **ADJOURNMENT - MEETING ADJOURNED at 5:01 p.m.** Steve Adams makes motion, Marc Krupin seconds.

**Votes in favor: 4**

**Against: 0**

**MEETING CLOSED**

*The next Special Meeting of the HGCSB Board is scheduled for January 23, 2025. Meeting to be held at the Applegate Civic Center commencing at 4:00 p.m.*