

Cameron Estates Community Services District Minutes **Regular Meeting: Thursday, July 15, 2021, 7:00 p.m.**

Please take notice, as a result of the COVID-19 pandemic, California Governor Gavin Newsom issued Executive Order (EO) N-29-20, which waives certain requirements of the Ralph M. Brown Act (Brown Act) in order to prevent gatherings and slow the spread of COVID-19. Specifically, EO N-29-20 waives the requirements that local public agencies (1) notice each teleconference location from which a board member will participate, (2) make each teleconference location accessible to the public, (3) allow the public to address the agency from each teleconference location, (4) post the agenda at each teleconference location, and (5) ensure that a quorum of the board participate in locations within the boundary of the agency. EO N-29-20 requires local public agencies that conduct public meetings telephonically to allow members of the public to observe and address the meeting telephonically or otherwise electronically. Due to the current shelter-in-place order under the Governor's Executive Orders, regular Board Meetings will continue to be closed to in-person attendance by the public and conducted virtually for the time being. In accordance with EO N-29-20, the public may participate in the District's Board meeting by teleconference or web conference via the instructions provided below. Members of the public who participate in the meeting via teleconference or web conference will be given the opportunity to speak and address the Board during public comment periods only. The meeting materials are available for download from the District's website www.cameronstates.net

Public Participation and Public Comments Instructions:

To access the CECSO Board of Directors meeting by video conference click or paste this Zoom link into your browser: <https://us02web.zoom.us/j/81781457734?pwd=NjdURCtNRGZvUXBLNEV0ZjNCYjlVdz09>
Meeting ID: 817 8145 7734
Passcode: 636081

To make a live public comment, use the "raise your hand" feature in Zoom to indicate that you wish to speak on an item. You will be muted upon joining the meeting and unmuted by the meeting host when it is your turn to speak. The public comment time is limited to 3 minutes per speaker and 20 minutes per item.

To dial into the meeting from your telephone, call: +1 669 900 9128 US (San Jose)
Meeting ID: 817 8145 7734
Passcode: 636081
Or iPhone one-tap: +16699009128,,81781457734#,,,,*636081# US (San Jose)

If you dialed in and wish to speak on an agenda item during the public comment period, dial *9 (star nine) to "raise your hand" when the agenda item is called. When you are called to speak by the last 4 digits of your phone number or by name, the host will unmute you. If you decide not to speak, you may dial *9 to "lower your hand".

Note: The regular Cameron Estates District phone number will not be available for this use. The CECSO does not provide technical support to users accessing the meeting by telephone/Zoom.

Public Comment: Anyone wishing to comment about items not on the Agenda may do so during the Open Public Forum period. Those wishing to comment about items on the Agenda may do so when that item is heard and when the Board President calls for public comment. Public comments are limited to three minutes per person and 20 minutes per item.

- Call to Order/Roll Call:** President Doris Miller, Vice President Angela Johnson, Director Joshua Clark, Director Lynn Kissel, Director Cory Hamma.
The meeting was called to order by President Doris Miller at 7:00 p.m. General Manager, Karen Moonitz, conducted roll call. President Doris Miller, Vice President Angela Johnson, Director Joshua Clark, Director Lynn Kissel, and Director Cory Hamma were all present. The General Manager, Karen Moonitz, recorded the minutes.

Minutes July 15, 2021 CECSO Regular Board Meeting

2. **Approval of Agenda**

Board Discussion/Public Comment/Board Action

President Director Doris Miller motioned to accept the Agenda as submitted. Director Hamma seconded. Directors Clark, Miller, Kissel, Hamma and Johnson all voted aye.

3. **Consent Calendar** (all items on the Consent Calendar are to be approved by one motion unless a Board Member requests separate action on a specific item).

- a. **Approval of Minutes:** Regular meeting May 20, 2021.

Attachment: Minutes – May 20, 2021.

- b. **Financial Reports:** accepted as presented from El Dorado County for May 31, 2021.

Attachments: Revenue and Expenditure Report; General Ledger, May 31, 2021.

- c. **Approval of Bills:** Vouchers; May 20, 28, June 8, 9, 10, 22, 25, July 2, 3, 7, 15, 2021.

Attachments: Vouchers; May 20, 28, June 8, 9, 10, 22, 25, July 2, 3, 7, 15, 2021.

- d. **LAFCO Final Budget for Fiscal Year 2021-2022.**

Attachments: LAFCO Final Budget Fiscal Year 2021-22.

- e. **Payment of Share of Net Operating Expenses for LAFCO: \$148.10.**

Attachment: Payment Authorization Form 2021-2022.

Board Discussion/Board Action

Director Angela Johnson motioned to accept the Consent Calendar as submitted. Director Clark seconded. Directors Clark, Miller, Kissel, Hamma and Johnson all voted aye.

4. **Open Public Forum**

The Public has the opportunity to comment on subject matter relevant to CECSO business.

No Public Comment.

5. **DoorKing Gate Entrance System Review**

Director Cory Hamma will introduce and discuss with the Board a gate code system different from the current DoorKing gate code call boxes at the 3 gate entrances. Danny Munson, VP of Sales & Marketing for Tap2Open will give the Board a presentation of their product.

Attachment: Tap2Open Information and Proposal.

Board Discussion/Public Comment/Board Action

Director Hamma reviewed his idea for getting a new gate access system for District residents that would get rid of AT&T phone service and ultimately replace the DoorKing gate access system as it is out of date. He looked into a couple of company's and found Tap2Open and invited Danny Munson, Tap2Open Vice President of Sales & Marketing to present their product. Tap2Open is a web-based app that can be downloaded on smart phones and computers that creates invitations for residents to send to guests so they can open the gates with their smart phones using a link in the invitation. He explained the benefits a system like this could be for the District, such as; residents would be able to use it to create their own code to open the gates with their smartphones, residents could allow their visitors in and control when the link expires, residents and guests could use their smartphone to open the gates instead of using remotes or a universal code, and finally it would track who comes into the District and when. However, all residents would need to 'buy in' for them to install it. The Directors asked him many questions and voiced concerns about whether this new system is necessary for the residents, most would probably not use it, and some don't have smartphones. They also were concerned about whether the current remotes would be able to be used with the new system, and because it sounded complicated to learn to use who would train residents to use it. Additionally, this system is costly, Tap2Open would charge the District approximately \$577.50 per month for the services, plus \$1,800 to install keypads at the gates, and that does not include the cost for installing and maintaining the new system. DoorKing and AT&T currently cost \$246.41 per month. Another issue that came up is the DoorKing system would need to be kept operating to keep remotes and call pads working for people who can't or won't use the new system. Several of the Directors pointed out that this system is not a necessary expense as the DoorKing system works and buying into a new system while having to still use the old one takes money away from the roads and does not make sense. Several Directors feel it is better to use one system and are concerned that most residents will not use or want this new system. All were concerned that the remotes residents currently use may not work with the Tap2Open system. Director Hamma said that he will look into the

cost of fobs that could be used with the new system and whether the current remotes could be used with Tap2Open's equipment. He said he will get a quote to completely replace Doorking with Tap2Open so we are comparing apples to apples. He will also talk to Doorking and see if they have comparable options and get a quote from them for that too. No motion. No action.

6. **Public Hearing: CECSO Final Budget for Fiscal Year 2021-2022 and Resolution 2021-02**

The Board is holding a public hearing to present the CECSO Final Budget for FY 2021-2022. The Board will adopt Resolution 2021-02 for the Final Budget for FY 2021-2022.

Attachment: Resolution 2021-02, 2021-2022 Final Budget with 2020-2021 Budget Comparisons & Actuals.

Board Discussion/Public Comment/Board Action

Director Clark motioned to adopt and approve the Final Budget and Resolution 2021-02 for Fiscal Year 2021-2022. Director Johnson seconded. Directors Clark, Miller, Kissel, Hamma, and Johnson all voted aye.

7. **Public Hearing: Special Tax Resolution 2021-03 Collection of Special Taxes (Direct Charges) for Fiscal Year 2021-2022**

A public hearing is being held for the purpose of adopting a resolution for the collection of the special taxes (direct charges) within the District for road improvements, maintenance and other operating expenses of the district, and for El Dorado County to collect these special taxes on the fiscal year 2021-2022 tax roll.

Attachment: Special Tax Resolution 2021-03.

Board Discussion/Public Comment/Board Action

Director Johnson motioned to accept Resolution 2021-03. Director Hamma seconded. Directors Clark, Miller, Kissel, Hamma, Johnson all vote aye.

8. **Public Hearing: Appropriation Limitation Resolution 2021-04 FY 2021-2022**

The Board is holding a public hearing to present the Appropriation Limitation for fiscal year 2021-2022.

Attachment: Resolution 2021-04 Appropriation Limitation FY 2021-2022, Letter from Bob Toscano.

Board Discussion/Public Comment/ Board Action

Director Kissel proposed to adopt Resolution 2021-04. President Miller seconded. Directors Clark, Miller, Kissel, Hamma and Johnson all voted aye.

9. **CECSO Road Matters and 2021 Road Work Project**

The Road Committee will review and discuss the progress of the CECSO 2021 Road Work Project with the Board, and discuss possible projects for the rest of the year and 2022 - 2023.

Attachment: Possible Future Projects list, Approximate cost of road work.

Board Discussion/Public Comment/Board Action

The Road Committee reported that the road repair project for 2021 is finished and came out good. However, a section of McNeil needs more work as the road surface has worsened since the work was finished. Based on recommendations from Geocon, the committee that the sections of Mc Neil Road, which are 7,756 at square feet at an estimate of \$40,000, be asphalt overlaid to fix the surface that has worsened and complete the work on McNeil Road. Director Kissel motioned to give the road committee the authority to spend up to \$60,000 on improving McNeil. President Miller seconded. Directors Clark, Miller, Kissel, Hamma, and Johnson all voted aye.

10. **CSDA Board of Directors Election Seat A – Sierra Network: Term 2022-2024**

The Board will discuss the merits and qualifications of the candidates for the CSDA Board of Directors Seat A, and will vote for one candidate.

Attachments: CSDA Board of Directors Election Ballot, CSDA Board Candidate Information Sheet.

Board Discussion/Public Comment/Board Action

The Board discussed the different candidates running for the CSDA Board of Directors Seat A. President Miller motioned that CECSO supports Noelle Mattock for the CSDA Board of Directors for 2022-2024 Seat A Sierra Network. Director Hamma seconded. Directors Clark, Miller, Kissel, Hamma, and Johnson all vote aye.

11. Director and Staff Reports

Directors and staff may make brief announcements or reports for the purpose of providing information to the public or staff, or to schedule a matter for a future meeting. The Board cannot take action on any item not on the agenda.

- a. Directors Reports. **Director Kissel reiterated his manifesto: 1) His investment model for the District road maintenance is important to keep current. 2) It is cheaper to maintain good roads. 3) Delayed maintenance is more expensive than doing it upfront. 4) Inflation is going to erode the value of our money over time. So, we really need to use the District road money as soon as we can to fix roads.**
- b. General Manager's Report. **Tree trimming is starting Monday and will be completed on Friday. The DSL was deactivated at the gates and we had one small hiccup with the phone company where the phone lines didn't work but ATT fixed it the next day. She received the refunds from Blazing Hog and Sonitrol. So, the DSL is no longer active.**

Adjournment: The meeting was adjourned at 9:17 p.m.

Next Regular Board Meeting: September 16, 2021

NOTE: For copies of support documentation to the agenda contact CECSD office at 677-5889/cecsd@att.net. Costs are \$.10 per copy. You can also access the agenda item documents at the CECSD website: cameronstates.net. Americans with Disabilities Act: if you need a disability related modification or accommodation to participate in this meeting, please contact Karen Moonitz at the above contact numbers. Requests must be made as early as possible, and at least one full business day before the start of the meeting. In accordance with The Brown Act Section 54954.2(a) this agenda was posted 72 hours prior to the meeting.