

MINUTES OF THE REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
SANTA LUCIA COMMUNITY SERVICES DISTRICT  
November 19, 2024

The regular meeting of the Board of Directors of the SANTA LUCIA COMMUNITY SERVICES DISTRICT was held in person at the Preserve Golf Club Library at the Santa Lucia Preserve, 19 Pronghorn Run, Carmel, California, at 9:00 A.M. on Tuesday, November 19, 2024. Members of the public were provided access via ZOOM.

Call to Order. The meeting was called to order at 9:05 A.M. by Board Chair Mark BOITANO.

Roll Call. The following Directors were present: Mark BOITANO and Cary WHITFIELD, with Barbara SANTRY (leaving at 10:27 a.m.), and Melissa THORME joining via ZOOM. Also present were Bob LATTA, Advisory Member; Jack PEAT, Advisory Member; John SHUPE, Advisory Member; Forrest ARTHUR, District General Manager; Karen BAXTER, Preserve Company Chief Executive Officer; Mike SAEIDI, Preserve Company Chief Financial Officer; Aimee DAHLE, District Executive Assistant; Jamison WATTS, Santa Lucia Conservancy Director (leaving at 11:31 a.m.); and Eric SCRIVEN, Financial Advisor for NHA. Also joining via ZOOM were Carl SCHACTER, Advisor; Rob WELLINGTON, District Legal Counsel; and Emily AIKEN, Fire and Fuels Management Specialist. Jamil TANGUAY, Gatehouse Manager, joined via ZOOM at 11:50A.M.

Public Comment. Mr. ARTHUR welcomed the incoming General Manager, Shaw PICK, as well as Carl SCHACTER. Mr. ARTHUR noted that Mr. SCHACTER would like to be made an official Advisor to the Board at which time the Board agreed and welcomed Mr. SCHACTER to the Advisory Board.

Approval of Minutes. Meeting minutes for the July 16, 2024 regular meeting and September 17, 2024 special meeting were presented. With no corrections needed, a motion was made by Director WHITFIELD and seconded by Director THORME to approve the minutes as presented. After a roll call and vote, the minutes were approved with Director SANTRY abstaining.

General Manager's Report

Financial Report. Mr. ARTHUR Introduced Eric SCRIVEN from NHA Advisors who presented potential routes for funding the road improvement plan as laid out in the road study. Mr. SCRIVEN answered various questions from the Board on bonding, loans and emergency funding before leaving at 9:57 a.m. Mr. ARTHUR informed the board that all information as presented was intended to stimulate discussion and to provide staff direction on how the Board might proceed. Discussion was held on the current status of the unrestricted net position or Reserves. Mr. ARTHUR recommended an update to the community regarding the status of the current 5-year plan with a potential

new plan being put on the ballot in early 2025. Subsequently, an election in 2025 was discussed which involved the formation of a Finance District, or Mello Roos District, to fund the capital requirements necessary over a ten-year period for pavement rehabilitation and replacement on Preserve roadways. After further discussion, the Board provided staff direction to investigate further and bring back the final proposals in the January meeting.

Next, Mr. SAEIDI presented the financial reports along with the Statement of Net Position. Mr. SAEIDI proceeded to present the CSD projected allocation of SLPCO expenses, as proposed in the FY 2024-2025 budget. Mr. SAEIDI pointed out that the revised SLPCO allocation had increased by 1.2% from prior versions, primarily due legal fees associated with employee housing, and insurance increases. Mr. SAEIDI stated that the final budget still needs approval from the SLPCO Board once final approval is achieved at the Preserve Board's next meeting. With no further discussion, Mr. ARTHUR stated that staff will propose a special meeting in December to amend the District budget.

Security Report. Mr. ARTHUR presented the Security Report and answered questions regarding the alarm responses and various reported events, noting that staff will be expanding their search for a new Director of Security ahead of the retirement of Monte ROECKER in February.

Business Matters. Mr. ARTHUR informed the Board that District election had not yet been ratified by the County of Monterey, however, the preliminary results indicated that Director THORME would maintain her seat, with Jack PEAT and Ron EASTMAN being elected to fill the other two seats. Mr. ARTHUR noted that the new Board Members would be sworn in at the January meeting unless a December special is called, at which time they would be sworn in then. Mr. ARTHUR next informed the Board that a Request for Proposal (RFP) has been issued to ten legal firms in order to attempt to secure new legal counsel.

Board Action. Mr. WELLINGTON presented a Teleconference Memo for review and noted that the official policy is in development to align with AB 2449 and can be adopted at a future meeting.

Mr. ARTHUR next discussed Resolutions 24-12 and 24-13 which were listed on the agenda, stating that both resolutions would be considered at a later meeting of the Board.

Mr. ARTHUR presented the Board with the 2025 meeting schedule of January 14, April 22, July 15 and November 18. After a request to change the July meeting to the 22<sup>nd</sup>, the Board agreed to the new dates as presented.

Mr. ARTHUR went on to thank Director SANTRY for her dedication to the District in her time served on the Board, to which the Board commended her years of service to the community.

Preserve Board Liaison/COO Report Director WHITFIELD stated the Preserve Board will be meeting soon to consider updated Bylaws for SLPCO to be presented and adopted, with the Management Services Agreement to be reviewed and possibly revised in 2025. Ms. BAXTER added that the State of the Preserve will be released in the beginning of December, with the goal to set a date in the first quarter of 2025 to host a Town Hall to discuss the future financial plans.

Adjournment. With no further business being brought before the Board, upon motion and second (WHITFIELD/BOITANO), the meeting was adjourned at 12:08 p.m.