

## **Cameron Estates Community Services District Minutes Regular Meeting: Thursday, September 16, 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. On June 11, 2021, Governor Newsom issued EO N-08-21, which extended the provisions of EO N-29-20 related to the Brown Act described above until September 30, 2021. 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](http://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/88691305771?pwd=a0Q1REhRRjM5ZmlqSWlyZnZKUhdldz09>  
Meeting ID: 886 9130 5771  
Passcode: 525514

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: 886 9130 5771  
Passcode: 525514  
Or one-tap mobile: +16699009128,,88691305771#,,, \*525514# 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. Four residents were in attendance. General Manager, Karen Moonitz recorded the minutes.**

2. **Approval of Agenda**

Board Discussion/Public Comment/Board Action

**Director Lynn Kissel motioned to accept the Agenda as submitted. Director Cory Hamma seconded. Directors Miller, Clark, Hamma, Kissel, 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 July 15, 2021.

*Attachment: Minutes - July 15, 2021.*

- b. **Financial Reports: Not Available, El Dorado County is not finished closing FY 2020/2021 books.**

*Attachments: None.*

- c. **Approval of Bills:** July 15, 19, 23, 25, 25-2, 27, August 9, 24, 26, September 10, 2021.

*Attachments: Vouchers: July 15, 19, 23, 25, 25-2, 27, August 9, 24, 26, September 10, 2021.*

- d. **El Dorado County Auditor Office 2021/2022 Direct Charges**

*Attachment: 2021/2022 Direct Charges for tax code 54427 received, accepted, and processed.*

- e. **El Dorado County Auditor Office 2021/2022 Estimate of Current Year Property Tax Revenue**

*Attachment: 2021/2022 Estimate of Current Year Roll Property Tax Revenue for CECSD.*

Board Discussion/Board Action

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

4. **Open Public Forum**

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

**No public Comment.**

5. **CECSD 2021-22 Road Matters and Roadwork**

- a) The Road Committee will report to the Board on the recent road work that was completed.

*Attachment: None*

Board Discussion/Public Comment/Board Action

**Road Chairman Director Joshua Clark reported that the work on McNeil Road was completed for the sum of \$47,968.20. The cost for engineering services on McNeil amounted to \$1,815.00. Director Clark said all repairs needed on McNeil Road are complete, it looks wonderful and should last a long time. He also added that the District is finished with road work for the remainder of the year. Both Director Clark and President Miller said they heard many favorable comments from residents on McNeil Road. A couple of residents thanked the Board for getting the work done. No motion. No Action.**

- b) The Board will discuss hiring a contractor to trim trees and brush along the roads and road easements.

*Attachment: List of streets that need to be trimmed.*

Board Discussion/Public Comment/Board Action

**Director Clark referred to the attached list of roads (Flying C Court, Native Lane, Brookside Road, Longview Road, Fallen Leaf Road, Lariat Road, Lariat Loop and Deer Knoll Drive) for tree trimming and asked the Board to approve up to \$15,000 to trim the trees and brush back on these road easements. Director Hamma asked whether a group of residents that may want their trees trimmed could contact the tree trimming company the District uses to have their trees trimmed at a group discount rate, before or after they trim the trees in the District. The General Manager commented that while this is a good idea, the agreement with residents and the tree company needs to be completely separate from the District's contract with the tree company. A resident suggested to contact the tree company during their less busy season when they could come out and trim trees for a reduced rate. President Miller reminded all, last year the Board decided to hire a tree trimming company to trim dangerous tree branches and brush away from the roads and road easements due to safety, liability and fire abatement reasons, and because residents were not doing it. Director Hamma motioned to spend up to \$15,000 for tree trimming on the roads that are in the attachment. President Miller seconded. Directors Miller, Clark, Hamma, Kissel and Johnson all voted aye.**

6. **DoorKing Gate Entrance System Review**

Director Cory Hamma will present and discuss with the Board cost estimates to purchase the products to install the Tap2Open gate access system.

*Attachments: Cost Estimates from Tap2Open.*

Board Discussion/Public Comment/Board Action

**Director Cory Hamma reviewed the Tap2Open system which would allow residents to open the gates with their smart phone, send invitations to friends to allow them to open the gates with their smart phone, allow residents to create their own gate codes and is web based. He said the vendor verified that our existing remotes will work with the new system and we would no longer need the DoorKing system. When asked for the costs, he said the company quoted approximately \$1.00 per property, with the cost of the internet connection, \$30 per month, and cost of their boxes at the gates, \$75 for all three gates, the total cost comes to \$355 (using 250 homes) per month for the service. He did not have an exact amount for the cost of keypads for the three gates, but estimated anywhere from \$1,500 to \$1,800, nor for the cost to remove the DoorKing boxes and install the necessary equipment for the new system, nor the cost for new key fobs. Also unknown is who is would be responsible for maintaining or fixing the new system. Director Kissel asked for the current costs for DoorKing and the General Manager reported it is \$246.41 per month for DoorKing and the phone service. Directors Miller and Johnson questioned the need for this new system as the current system is not broken, is working fine, and the figures given are higher to operate the new system than DoorKing. They were concerned that many residents would not want or be able to use this new system, and to replace it now takes money away from the roads. Director Hamma stressed he would want to be able to provide all that information before he asked for a vote from the Board. Director Kissel remarked that a big change like this is very difficult, there are hidden costs, and this big of a conversion should be approached very carefully. All agreed more information is needed and asking the residents for their opinion on this would be a good idea. Director Hamma said he would like to survey the residents to get their opinions, and that he would get finalized costs for installing the new system. A few of the residents present liked the idea and thought it would be good to send out a survey asking all residents. No Motion. No Action.**

7. **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 Cory Hamma volunteered to draft a survey to residents and send it out as a link in the newsletter. Director Clark reported that cars are making roads into the District in the lot next to LOTH and to contact the owner to let them know. Director Kissel noted a pile a rocks outside the Mini Storage gates, and wonders whether they are signs to the homeless on how to get into the District. Director Johnson suggested talking to the manager of the Mini Storage for information.**

b. **General Manager's Report: General Manager, Karen Moonitz reported that the Direct Charges were accepted for Fiscal Year 2021-2022. Next year we will have 3 and possibly 5 parcels to add, which will amount to 297 parcels. RFP's were sent out to weed spray companies: El Dorado Weed Control Inc., Jones Brothers, and Pest Control Center Inc. They are due at the end of October. She will report who came in with the lowest bid at the November Board meeting. She has started checking into the cost for conducting the District's audit for next year. The owner of the firm who completed the District's audit last year, Robert Johnson, died. His daughter and some other members of the firm will keep it going. She is still waiting to hear what their cost to perform the District's audit will be and will report back with the costs at the November meeting. She also stated that she will seek approval for the audit for Fiscal Year 2021-2022 at the March or May meeting.**

**Adjournment: The meeting was adjourned at 8:19 pm.**

**Next Regular Board Meeting: November 18, 2021, at LOTH**