

MINUTES

REGULAR MEETING OF THE GOVERNING BOARD OF THE EMBARCADERO MUNICIPAL IMPROVEMENT DISTRICT

April 12, 2017

CALL TO ORDER

The regular April meeting of the Board of Directors of the Embarcadero Municipal Improvement District was called to order at 7:33 PM by President Langle.

ROLL CALL: Directors Deacon, Langle, Riharb and Soltysik were eventually present. Director Bowman was absent.

ACTION CALENDAR:

MINUTES: Director Soltysik moved approval of the minutes as presented. Director Riharb seconded the motion which passed 3-0.

ALLOWANCE OF CLAIMS: ACTION: A motion to approve the Allowance of Claims in the amount of \$30,066.44 was made by Director Soltysik, seconded by Director Riharb and passed unanimously (3-0).

FINANCE OFFICER'S REPORT: Financial reports were reviewed. The Finance Committee Tuesday, April 11, 2017 to review invoices, checks, bank balances.

EMERGENCY RESPONSE PLAN AND POLICY: Director Langle reviewed the current report and stated that the document should be updated to include information more relative to today's community. Discussion of including evacuation plans and routes and county road encroachment easements remaining cleared to protect lines of sight were also discussed. Staff included some language and current information that may be included in a new document. A chipper will be available and names and numbers of tree trimmers who might be used by residents who participate in our semi annual canyon cleanup days.

Holly Duncan arrived as well. As public and EPOA representative she reminded the Board of upcoming events, including Progressive Dinner and Wine Tasting.

MANAGER'S REPORT:

FIRESAFE COUNCIL UPDATE

Knox Box: The application has been filed and the box will be installed at the Center to include a map of the district with street addresses, hydrant locations, and a key to the building for use as a command center/resting place for emergency personnel. Director Deacon received a sample pre pack maps from Fire Department and continues to work on the information to be placed inside the box.

SOLAR ARRAY: Director Deacon reported that Steve Gaines continues to work on information about a project on the Tecolote Meadows. The County is deciding on rules and regs for communities that opt for renewables. A presentation will be given at the May meeting.

REQUEST FOR PUBLIC ASSISTANCE:

The California Office of Emergency Services office has offered Cities and Special Districts who have received funding relief from damage during a federally declared disaster in the past a chance to apply for FEMA funds. EMID applied for and received FEMA funds during 1997. I have applied for recovery of incurred expenses during the rain event in February, 2017. EMID incurred approximately \$2,500 in storm clean up related expenses and legal fees. We should receive most of that back.

EASEMENT ON EMID LOT 131

In 1989, Isla Vista Sanitary District requested that EMID provide them permanent access to about 20 lots that had landlocked manholes for maintenance and repair purposes. EMID began the process to acquire access easements from those properties. All but two were perfunctory, but two were problematic and EMID had to purchase the easements, and on one also replaced a driveway and landscaping. The current owner of that lot asked EMID if the easement could be moved from middle of the driveway to closer to the property line because he cannot get a building permit until and unless that easement is moved from the middle of the driveway, as it is too close to the house. I met with Goleta West Sanitary District manager, Mark Nation, at the site to discuss the request with the property owner. As Goleta West Sanitary District does not care where the easement is as long as there is one and the new placement would actually be easier from the Vector truck access standpoint, I thought EMID would not care if the property owner had the easement redrawn. Knowing that "that" property easement had been drawn in a serpentine way and that there had been subordinating agreements between property owner and EMID, I asked the advice of legal counsel. I gave the information about how the process would have to go, getting new subordination agreements from his lenders, surveys and legal costs, all of which would be borne by the property owner. At this point the property owner has decided to find another way to expand his home.

BRUSH CLEARANCE/FIRE SAFETY AND TRAILS:

Vereda Del Ciervo

We have had requests for brush clearance and tree trimming on mid Vereda del Ciervo because the turns have become blind due to trees over the road and tall brush. Vereda del Ciervo at the the 500-600 hundred block have been cleared revealing a nice wide park strip area perfect for walking dogs and riding horses off the pavement. My plan for 2017/2018 is to have the area cleared to the creekside of all debris, brush and kept more manicured to begin to resemble a parklike area with a pathway for walking and riding.

Vereda Leyenda

The park strip along Vereda Leyenda has been cleared of more deadwood and brush. The trees at the corner of Vereda Leyenda and Galeria were trimmed up per fire department and GUSD guidelines. My plan for 2017/2018 is to keep the park strip mowed and manicured to look more parklike.

Riding Ring and Nature Trail

In early 2017/2018 the riding arena area will be cleared all around the ring as walking area and as fire break. Dead trees and brush will continue to be removed. The "nature trail" has been cleared about ¾

of the way allowing a beautiful walkable trail. Continued brush clearance and poison oak removal will continue into 2017/2018 fiscal year.

Bike Racks-Two bike racks were purchased and one was installed at the Children's Playground area. The other one will be installed near the Center entrance close to the bus stop.

Floors - The kitchen floor was simply unacceptable, so after several months of negotiating with the carpet company, they replaced the floor with the same material that we have in the center at no cost and it seems to be working out fine.

(Director Deacon arrived at 8:00 pm)

PROJECTS FOR 2017/2018 BUDGET CONSIDERATION

Building and exterior entrance and center wall repairs, emergency preparedness plan, riding ring upgrades, trails creation and maintenance, center park and barbeque upgrades. Tecolote Meadows upgrades and continued maintenance.

DIRECTORS REPORTS:

Director Deacon: The Solar Array project will be placed on the May meeting agenda for discussion.

SBCSDA: No report this period.

Motion to adjourn: The meeting was adjourned by a motion made by President Langle at 8:49 pm.

President

(seal)

Clerk of the Board

