

MINUTES
Board of Directors of the Embarcadero Municipal Improvement District
November 10, 2021

CALL TO ORDER

The Regular November meeting of the Board of Directors of the Embarcadero Municipal Improvement District was called to order at 7:02 PM by President Taylor.

ROLL CALL: All Directors were present: Directors Taylor, Bohley, Duncan, Langle, Menna. Clerk of the Board/District Manager was also present.

PUBLIC COMMENT: There were no Public Comments.

ACTION CALENDAR:

MINUTES: The Board approved the October 13, 2021 regular meeting minutes as presented. upon a motion made by Director Duncan, seconded by Director Menna and passed unanimously (5-0).

COMMUNITY SAFETY COMMITTEE REPORT:

1. Camera Security Project: Probable Locations of Cameras and Lighting: Farren Road @ Vereda Del Padre, Calle Real @ Farren Road, and main entrance to the Meadows. Director Menna reported that the hardware for both the lighting and cameras were ordered. Roger Hammond was asked to provide a formal quote for finding and documenting monuments of lot lines and boundaries of Tecolote Meadows at Farren Road.
2. Back Up Generator at the Community Center Project: Per County set back regulations and noise level considerations, the location of the generator was moved further away from Vereda Leyenda. The County permit will require no more than 65 DB levels at the property line. Roger Hammond was tasked to provide an estimate for finding and documenting property line monuments on the entire EMID Center property. The generator will be received within 6-9 months after ordered.

ACTION: The Board requested that Director Menna follow up on the costs and timeline for the generator, specific to our project, along with estimates for both property line surveys for the Tecolote Meadows and Community Center.

POLICIES COMMITTEE REPORTS:

1. Parks and Recreation Use Policy and Application: Tabled until the December regular meeting.
2. EMID CC&Rs: The manager was directed to ask Legal Counsel to draft language for a Third Amended and Restated CC&R document. The new language is specific to State Property Zoning Legislation that changes how many units may be placed on any currently zoned single-family residential lot.

FINANCE OFFICER'S REPORT: Director Menna presented the Finance Officer's report, including information regarding the County Treasury Fund Balance, and Budget Reports for FY 2020/2021.

ALLOWANCE OF CLAIMS: Director Langle moved approval of the claims to be paid in the amount of \$15,224.16. The motion was seconded by Director Bohley and passed unanimously. (5-0).

MANAGER'S REPORT: The report was read into the record, including correspondence, regulations compliance and reporting, maintenance and repairs. The annual on-site audit field work was completed on October 28.

The manager was directed to terminate the contract for the Entrance fountain maintenance and get a quote for creating a succulent planter in the fountain and maintaining it as such.

DECEMBER AGENDA ITEMS:

Committee Reports:

1. Community Safety Committee: Director Menna will report on a plan for managing the E.V. Stations and update on Property Line Survey proposals.
2. Policies Committee: Parks and Recreation Policy
3. Finance Committee: Monthly report.
4. Facilities Committee: Underground Utilities feasibility. Vereda Del Ciervo Drainage Problem. County Roads budgeted line-item costs for maintenance of our roads
5. Mission Statements of said Committees to be reviewed.

DIRECTORS' COMMENTS: There were no comments.

President Taylor moved to adjourn the meeting at 8:51 PM.

APPROVED:

President

Clerk of the Board

(Seal)

