MEETING MINUTES
Board of Directors of the Embarcadero Municipal Improvement District
September 09, 2026

CALL TO ORDER
The Regular meeting of the Board of Directors of the Embarcadero Municipal Improvement District was called to order at 7:00 PM by President Taylor.

ROLL CALL
Directors Defoort, McCord Duncan, Menna, and Taylor were present. Also present: September Riharb and Steve Penniman.

PUBLIC COMMENT
There was no public comment.

COMMITTEE REPORTS

FACILITIES COMMITTEE

1. Community Center Culvert Collapse
   - Project Manager Riharb reported that she met with the contractor on August 26 and they are hoping to schedule the work no later than November.
2. Park Landscaping
   - A draft scope statement is routing for review. Three contractors have been identified to approach for a bid.

INFRASTRUCTURE COMMITTEE

1. County/EMID Joint Projects
   - Drainage Culvert at 908/930 Vereda Del Ciervo
     - Lash Construction was the only company to respond to the bid process, including multiple follow ups. Due to urgency with potential rains, the board decided to move forward with work to begin in October.
       - Motion by Director McCord Duncan to the fixed bid of $130,700. Second by Director Defoort, Approved 4-0.
2. Community Center Foundation Repair
   - Although a soils report had been completed previously, it will have to be repeated and is expected by end of October. It will take one week after that for engineering and then apply for the permit.
   - During sampling, a water pipe was broken. It will be repaired this week.
3. 434/454 VdC Inlet
   - Director Bohley recommended commissioning a study of the inlet to see if there is anything that can be done to reduce the risk of overflow at that location. This would have to be a potential future joint project with Santa Barbara County. Director Taylor to discuss with legal counsel but the board agreed this would wait until after we complete some of the current projects including the inlet at 908/930 VdC.

INFORMATION TECHNOLOGIES COMMITTEE

No update.

SAFETY COMMITTEE

1. Firewise Sub-Committee
   - Green waste dumpsters will be available October 15-20 for Green Waste only.
2. Rebate Program
   - The website has been updated with the program information.

3. Security Cameras
   - A Starlink system has been installed to replace the cellular service at the entrance to the canyon. SecurePro is testing for the West cameras.

POLICIES COMMITTEE

1. Finance Policy
   - Redlines in progress.

LEGAL COMMITTEE

1. Utility Easements
   No updates.

2. EMID Easement Assessment
   - Easement study in progress. A meeting with contractor and legal will be scheduled to understand preliminary results.

FLOOD MITIGATION COMMITTEE

1. Expansion of power
   Pending Easement Study

FINANCE OFFICER REPORT

1. The Finance Officer presented a summary of the finance committee report.
   - *Director Taylor moved to approve the monthly expenses for August in the amount of $32,166. Second by Director Defoort. Passed 4-0.*

APPROVAL OF MEETING MINUTES

Director Defoort moved to approve the minutes of the August 12, 2026 Regular Meeting. Second by Director McCord Duncan. Approved 4-0.

INFORMATION CALENDAR

MANAGER'S REPORT

1. A new job description is being drafted for the current Facilities Supervisor position.

DIRECTORS' REPORTS

1. Director Menna report that Ronni Allen and Mark Hagan have trimmed the oak tree over the entrance fountain and we will help pay since we requested to have the trimmed for the Starlink antenna. Director Taylor reported they he also spoke to them about their concerns about the landscaping at the entrance and potential fire risk.
2. Director McCord Duncan reported that the Firewise Committee is working on having a speaker come in and discuss fire mitigation in the canyon. Also, the EPOA Oktoberfest is in October.

NEXT MEETING AGENDA

- Committee reports.

President Taylor adjourned the meeting at 7:50p.

APPROVED:

_____ _____

President Clerk of the Board

(Seal)