

MINUTES  
Board of Directors of the Embarcadero Municipal Improvement District  
August 10, 2022

CALL TO ORDER

The Regular August 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, and Menna. The Clerk of the Board/District Manager was also present.

PUBLIC COMMENT: There were no public comments.

MINUTES: The Board approved the July regular meeting minutes as amended to reflect minor grammatical errors. The motion to approve the amended Minutes was made by Director Bohley, seconded by Director Duncan and passed unanimously (5-0).

ACTION CALENDAR:

COMMUNITY SAFETY COMMITTEE REPORTS:

Camera Security Project: Director Menna reported that the Farren Road cameras and lighting poles have been installed and will be further secured. Director Menna and Secure Pro will fine tune strategy for view fields for three cameras for Tecolote Meadows and one for Farren Road. Director Menna is also reconciling invoices to estimates provided by Secure Pro. Next steps: Answer the question of whether we need two more light poles or is there currently enough light on the Meadows?

Back Up Generator at the Community Center Project: Director Menna reported that the County is still requiring more fire safety information.

Tecolote Creek Maintenance: The maintenance schedule remains October 2022.

POLICIES COMMITTEE REPORTS:

CC&Rs: The Third Revised and Amended Covenants, Codes and Restrictions Document was reviewed. Rental Restrictions, Page 8, Section 4-C was removed, as the Board does not want to have to enforce this requirement since and will defer to County regulations.

Action:

Resolution No. 22-413: A Resolution Adopting the Third Revised and Amended CC&Rs was approved by a motion made by Director Duncan, seconded by Director Bohley and passed by the following called vote:

Ayes: Directors Bohley, Duncan, Langle, Menna and Taylor

Noes: None

Absent: None

SECURITY CAMERA ACCESS POLICY: The draft policy regarding maintenance, co-ordinance with vendors, managing costs, managing and documenting viewing requests and appointing a safety officer was discussed. The discussion continued to enforcement and the Board decided to limit viewing access only to Police authorities acting upon a filed police report. The policy will be updated for review at the September meeting.

INFRASTRUCTURE COMMITTEE REPORT: Director Bohley requested that the Board send questions and comments on a SOW from the consultant to him as the committee continues to plan the EMID Utility Undergrounding project to include project goals and scope of work.

FINANCE OFFICER'S REPORT: Director Menna presented the Finance Officer's report for August 2022. He specifically discussed the possibility of investing all or a portion of the EMID funds currently held in the Santa Barbara County Pooled Investment Fund into other approved financial instruments in an effort to receive higher interest rates. These investments would be short term and approved by the Board of Directors. More information will be reported at the next regular EMID meeting.

Action:

ALLOWANCE OF CLAIMS: Upon a motion made by Director Duncan, seconded by Director Langle, the Allowance of Claims was approved in the amount of \$19,045.26. The motion was approved unanimously.

MANAGER'S REPORT: The manager reported that three extermination companies were contacted to provide bids on specific and ongoing pest control at the Community Center. As water bills continue to be high at the Community Center, the manager was directed to contact Kitson Landscape to review irrigation scheduling.

DIRECTORS' COMMENTS: There were no Director comments.

SEPTEMBER AGENDA ITEMS:

Camera and Lighting Project Updates  
Generator Update  
Infrastructure Committee Report  
Safety Committee Report  
Policies Committee Report  
    CC&Rs Policy completion  
    Security Camera Policy

President Taylor adjourned the meeting at 8:15PM.

APPROVED:

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President

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Clerk of the Board

(Seal)