

MINUTES

Regular Meeting of the Board of Directors
Cameron Park Community Services District
3200 Country Club Drive, Cameron Park, California
7:00 p.m., Wednesday, April 18, 2007

DALE GERGER, President
DAVID JOHNSON, Vice President
Directors, KENNETH CATER, ALAN CLARKE, and VALERIE COZE

CALL TO ORDER: The meeting was called to order by President Gerger at 7:02, followed by the Pledge of Allegiance.

1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL Present:** President Gerger, Directors: Johnson, Clarke, and Coze
Absent: Director Cater
3. **APPROVAL OF AGENDA** *Approved.* **Ayes-DJ, AC, DG, VC** **Absent: Cater**

OPEN FORUM: None.

MOMENT OF RECOGNITION: Director Clarke recognized the families of Virginia Tech. A moment of silence was taken for those who lost their lives. Director Coze recognized all those who were involved in making the audit a success. The Park and Rec Committee was also recognized for the progress and success with the lagoon. General Manager Tammy Mefford recognized two of the District's newest staff members: Eric Olafsson, Recreation Coordinator and Michael Reese, CC&R Compliance Officer. Their skills are a great asset for our team. Engineer Chris Jelinski was also thanked for driving the Easter Bunnies to the Easter Egg Hunt on April 8, 2007. The event was a great success and Tina, Recreation Supervisor, did a wonderful job.

CONSENT CALENDAR: All items listed in the Consent Calendar are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless members of the Board, staff, or persons in the audience request specific items to be discussed or commented on prior to the time the Board votes on the motion to approve or adopt items on the Consent Calendar. If any item is removed from the Consent Calendar, the item(s) will be considered at the beginning of the Department Matters Calendar.

Approve staff recommendation on items 1,2, 3, 12G and 12I. **Ayes—AC, DJ, DG, VC**
Absent: Cater

1. **BOARD MINUTES:**
 - A. March 20, 2007, Special Board Meeting
 - B. March 21, 2007, Regular Board Meeting
 - C. March 30, 2007, Special Board Meeting**Action:** Approved
2. **STAFF REPORTS:**
 - A. General Manager's Report
 - B. Fire Department Report
 - C. Recreation Department Report
 - D. Parks Department Report**Action:** Approved

3. **FINANCIAL REPORTS:**

A. Payment of warrants

Action: Authorize Payment of warrants

B. Financial Statements for the month of March 2007

Action: Receive and File.

DEPARTMENT MATTERS: At the time the Board acts upon the Approval of the Agenda, it may select individual Department Matters to be moved to the Consent Calendar for approval, absent objections and/or requests of the Board, staff, or the public to speak to those matters.

4. Items removed from the Consent Calendar for Discussion: items: None

5. **RESOLUTION 2007-08 COVENANTS, CONDITIONS AND RESTRICTIONS ASSESSMENT**

DISTRICT FOR 2007-2008: This is a necessary annual process. There have been no changes or increases in the assessment.

Action: **Approved.** Board polled Ayes– **DG, DJ, AC, VC** Absent: **Cater**

6. **RESOLUTION 2007-09 APPROVING THE APPLICATION FOR LAND AND WATER**

CONSERVATION FUND PROJECT: Congress under Public Law 88-578 has authorized the establishment of a federal Land and Water Conservation Fund Grant-In-Aid program, providing Matching funds to the State of California and its political subdivisions for acquiring lands and developing Facilities for public outdoor recreation purposes. Clarification and details for the application process were given by Tammy Mefford, General Manager.

Action: **Approved.** Board polled Ayes– **DG, DJ, AC, VC** Absent: **Cater**

7. **RESOLUTION 2007-10 APPROVING THE APPLICATION FOR LAND AND WATER**

CONSERVATION FUND PROJECT: Congress under Public Law 88-578 has authorized the establishment of a federal Land and Water Conservation Fund Grant-In-Aid program, providing Matching funds to the State of California and its political subdivisions for acquiring lands and developing Facilities for public outdoor recreation purposes. Clarification and details for the application process were given by Tammy Mefford, General Manager.

Action: **Approved.** Board polled Ayes– **DG, DJ, AC, VC** Absent: **Cater**

8. **RESOLUTION 2007-11 AUTHORIZING APPOINTMENT OF TREASURER:** This allows the General Manager to serve in the place of the County Treasurer. Director Johnson requested that before the Resolution is signed, the General Manager's title be inserted after her name as a matter of consistency throughout the document. Director Clarke explained to the public the reason for the need of a Treasurer: funds are being transferred back to the District's management from El Dorado County.

Action: **Approved with revision.** Board polled Ayes– **DG, DJ, AC, VC** Absent: **Cater**

9. **2005-2006 FINAL AUDIT:** The Cameron Park Community Services District has received a clean, "unqualified" audit opinion in a comprehensive independent audit of its financial operations completed recently by the regional firm of Michael Doody, CPA. President Gerger explained that an "unqualified" audit opinion is the best opinion an auditor can provide. Motion made to accept audit through the General Manager's signature on provided documents.

Action: **Approved.** Ayes– **DG, AC, DJ, VC** Absent: **Cater**

10. **CAMERON PARK COMMUNITY CENTER:** The Cameron Park Community Center Project is another step closer to a reality for Cameron Park residents. The Community Services District Board of Directors has, after reviewing qualifications, background checks, and applicant interviews, chosen the construction management firm that will oversee construction through completion, and represent the plans approved by the residents of Cameron Park. ProWest

Construction Management will represent the Cameron Park Community Services District as construction begins as early as May.

Action: Discussion only with a correction to the agenda's wording:

ProWest, Construction Management is in negotiations to represent the Cameron Park Community Services District.

11. PLANNING MATTERS:

- A. S 07-0005 –Wichert- Marcon Properties LLC. (Keith Eide):** A request for a special use permit to allow a pre-owned luxury automobile reseller a small used car reseller that will inventory eight (8) to ten (10) higher end automobiles inside the existing 6,700 square foot commercial building. Primary sales will be via the internet. The property, identified by Assessor's Parcel number 082-412-04, consists of 31,586 square feet, and is located on the east side of Greenwood Lane and north of the intersection with Merry Chase Drive, in the Cameron Park area.

Discussion included: Mr. Eide was available to answer questions from the Board. Director Clarke requested reassurance that car maintenance would not be going on. Mr. Eide noted that those activities would not be happening because he is only licenced for the buying and selling of vehicles. It was also noted by the part-owner of the building that he felt this business would be an asset to the area because of the higher-end automobiles that would be stored inside. The issue of transporting the cars to the building was discussed. Mr. Eide answered that the type of carrier to be used would be enclosed--not like the others that are seen in the area. Director Coze mentioned that she is always in support of small businesses. She stated that she is never in support of commercial businesses around children. It was mentioned that it has already been zoned for commercial business. President Gerger stated that he was confident that hazard waste would not be an issue. Battalion Chief Mike Kaslin stated his concerns: open fuel lines and fire lanes need to remain clear as cars are unloaded. Test drives would also need to be done only after the car was pushed out of the building and started outside, not inside. Director Johnson made a motion to direct staff to submit a letter to Planning Department in favor of said special use permit.

Action: Approved. Ayes—DJ, AC, DG Abstain—VC Absent: Cater

- B. Z 06-011/PD 06-0011/TM 06-1412—Marble Valley Ridge Estate:** A request to rezone from OS (Open Space) and R1 (One Family Residential) to R 20,000 (One Half Acre Residential) and PD (Planned Development). A development plan and a tentative map to create five parcels ranging in size from 0.76 acre to 5.08 acres. The property, identified by Assessor's Parcel numbers 108-540-26 and 108-530-39, consists of 14.53 acres, and is located on the south side of U.S. Highway 50 approximately 1,500 feet west of the intersection of Cambridge Road, in the Cameron Park area.

Update was given by General Manager Tammy Mefford: Project Planner Tom Dougherty from the Planning Department has provided some information on the project named above. After researching these documents and the District's deed for David West Park, it has been concluded that the District does not own the easement between the proposed subdivision property and David West Park. If the easement is used by the planned subdivision for entering/exiting, David West Park will be landlocked. For access to the Park, we need the easement. Mr. Dougherty was to meet with the TAC Committee to further discuss the outcome of the issue and get back with the General Manager. A motion was made by Director Clarke to gather more information and bring it back to the Board at the Regular Board Meeting for May.

Action: Tabled to May. Ayes—AC, DJ, DG, VC Absent: Cater

C. T A 07-0005,Z 07-0012,PD 07-0007 & TM 07-1440 Amar Ghori/Imran Aziz:

A request for a general plan amendment to change the land use designation from RR (Rural Residential) to LDR (Low Density Residential), a zone change from AE (Exclusive Agricultural) to RE-5 (Estate Residential Five-Acre). A PD (Planned Development) would allow for common open space and use of a density waiver request: 1) A right of way reduction from 60' (per General Plan TCI) to 50' right of way for A Street, B Street, C & D Courts. The property, identified by Assessor's Parcel Number 102-210-12 and 102-220-13, consists of 90 acres, and is located on the north side of Green Valley Road approximately 500 feet west of the intersection with Bass lake Road, in the Cameron Park area.

Action: Approved. Ayes--AC, DJ, DG, VC Absent: Cater

Captain Rob Combs and General Manager Tammy Mefford to review and respond by requested deadline to county.

D. Z 07-0010, PD 07-0006 & TM 07-1438-Gregory E. Porter: A request to rezone property from RE-10 (Estate Residential Ten-Acre) to R-1 PD (Single Family Residence-Planned Development), a development plan and tentative map creating 54 lots ranging in size from 6,668 to 76,284 square feet. The property, identified by Assessor's Parcel number 119-020-35, consists of 32.8 acres, and is located on the south side of Marble Valley Road approximately 1 mile west of the intersection with Flying C Road in the Cameron Park area.

Action: Approved. Ayes--AC, DJ, DG, VC Absent: Cater

Captain Rob Combs and General Manager Tammy Mefford to review and respond by requested deadline to county.

12. COMMITTEE REPORTS: Items A - I

A. CC&R – Standing Committee:

Kenneth Cater and Valerie Coze, representatives; Dale Gerger, alternate
Director Coze gave an update from the March 14, 2007 meeting as uneventful. It was also noted that the new CC&R Compliance Officer, Michael Reese, did very well.

B. PARKS AND RECREATION – Standing Committee:

David Johnson and Alan Clarke, representatives; Valerie Coze, alternate
No meeting held.

C. BUDGET AND FINANCE – Standing Committee:

Dale Gerger and Valerie Coze, representatives; Alan Clarke, alternate
President Gerger updated that the March 29, 2007 meeting was focused on the audit. Director Coze added that capitalizing the District's assets was also discussed.

D. FIRE AND EMERGENCY SERVICES – Standing Committee:

Kenneth Cater and David Johnson, representatives; Dale Gerger, alternate
No meeting held.

E. COMMUNITY CENTER COMMITTEE – Standing Committee:

Alan Clarke and Valerie Coze, representatives; Ken Cater, alternate
The request for reconsideration is pending with El Dorado Irrigation. A meeting with the Mountain Democrat is scheduled to present the District's situation.

F. EL DORADO COUNTY REGIONAL PREHOSPITAL EMERGENCY SERVICES OPERATIONS AUTHORITY – A JOINT POWERS AUTHORITY-

Kenneth Cater, representative; Dale Gerger, alternate
No report as Director Cater is absent.

G. CAMERON PARK FIRE SAFE COUNCIL – Non-CSD Committee:

Dale Gerger, representative
No report given.

H. SUMMER SPECTACULAR – Non-CSD Committee:

David Johnson and Alan Clarke, representatives
Pyro Spectacular has a contract for the fireworks show. Vendors are signed up and a meeting will be scheduled shortly.

I. SOLID WASTE NEGOTIATION COMMITTEE – Non-CSD Committee:

Dale Gerger and Alan Clarke, representatives
No meeting held.

MATTERS TO AND FROM DIRECTORS: Director Clarke reminded everyone of the Annual Clean Up Day scheduled for the following Saturday. The Car Show is scheduled for June 10, 2007.

CLOSED SESSION: 8:18 p.m. the Board will adjourn to go into Closed Session to discuss the following item(s):

- 1. PURSUANT TO GOVERNMENT CODE §54956.9:** Closed session under California Government Code §54956.9, conference with legal counsel regarding potential litigation in two cases.
- 2. PURSUANT TO GOVERNMENT CODE §54957.5. GENERAL MANAGER'S EVALUATION:** Discussion of confidential personnel matter.

BOARD RECONVENED TO OPEN SESSION AT 9:16 PM AND REPORTED OUT OF

CLOSED SESSION: Received update from counsel.

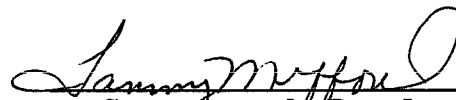
ADJOURNMENT: Meeting adjourned at 9:17 PM – **Approved.** Ayes – DJ, VC, AC, DG

Absent: Cater

Attest:



President, Board of Directors



Secretary to the Board

MINUTES

Special Meeting of the Board of Directors
Cameron Park Community Services District
3200 Country Club Drive, Cameron Park, California
6:00 p.m., Friday, March 30, 2007

DALE GERGER, President
DAVID JOHNSON, Vice President
Directors KENNETH CATER, ALAN CLARKE, and VALERIE COZE

CALL TO ORDER: The meeting was called to order by President Gerger at 6:02 p.m.

1. **ROLL CALL Present:** President Gerger, Directors: Johnson, Clarke, Cater, and Coze
2. **APPROVAL OF AGENDA** *Approved. Ayes- DJ, AC, DG, KC, VC*

CLOSED SESSION: The Board will adjourn at 6:04 to go into Closed Session to discuss the following items:

1. **PURSUANT TO GOVERNMENT CODE §54956.8:** Closed session under California Government Code §54956.8, the Board shall meet in closed session to interview and/or select the multiple-prime construction manager for the construction of the CPCSD Community Center.

BOARD RECONVENED TO OPEN SESSION AT 6:31 PM AND REPORTED OUT OF CLOSED SESSION: Board voted to approve and to enter into negotiations with ProWest for the position of the Construction Manager for the building of the Cameron Park Community Center. A second motion was voted on and direction was given to General Manager to follow up with the possible building financing details proposal that ProWest had submitted. Ayes—**DG, DJ, KC, AC, VC**

MATTERS TO AND FROM DIRECTORS: Director Cater asked about the progress on the recycled water issue. The location of the oak trees next to the water source is still an ongoing problem. There has come available some information that can be very useful. This information should be presented to El Dorado Irrigation District. Discussion on presenting information to EID followed.

ADJOURNMENT: Meeting adjourned at 6:58 p.m. – **Approved.** Ayes – DJ, AC, DG, KC, VC

Attest:



President, Board of Directors



Secretary to the Board