

Minutes of the Regular Meeting
of the Board of Directors
TENAJA COMMUNITY SERVICES DISTRICT
24837 Jefferson Ave. #207
Murrieta, CA 92562

June 3, 2020

The meeting of the Board of Directors of the Tenaja Community Services District was called to order by Pres. Pro-Tem McDaniel at 6:30 p.m. at 24837 Jefferson Ave. #207 Murrieta, CA 92562.

A-2: Pledge of Allegiance:

Pres. Millington led the Pledge of Allegiance.

A-3: Roll Call:

Directors Present: Natale, Becker, McDaniel, Hoboy-Tenore and Millington
Directors Absent: none
Staff Present: Arlene Miller, General Manager

A-4: Minutes:

ACTION: On a motion by Dir. McDaniel and seconded by Dir. Natale, the minutes of the regular meeting of March 4, 2020 were approved, as submitted. Ayes: Natale, Becker, McDaniel, Hoboy-Tenore and Millington.

B. Special Presentation: None

C: Public Forum

Ann Palmer commented about the Broke Down Cowgirls Horse Riding group that is parking in the 250 foot easement twice, once at the corner of Calle Pino and Tenaja Road and the other time at Avenida Escala and Tenaja Road. The group has 12-18 horse trailers and are riding both in the easement area and private property. Photos were presented.

The Board asked staff to present this to the Roads Committee for further discussion. Also staff was asked to try to get in touch with this group to start a dialog with them about the concerns of liability.

D. CONSENT CALENDAR

1. Approval of Warrants

a. General Fund: (\$9,011.17-March) (\$10295.43-April) (\$8,679.00- May)

- Permit Fund – (none)
 - b. AD 2004-1 Fund – (\$1,667.72-March) (\$2,003.42-April) (\$500.00-May)
 - c. Special Zones of Benefit - (\$228.75-March) (\$4999.00-April) (\$9656.27-May)
 - 2. Receive and File Financial Line Item Statement for Budget
 - a. General Fund (March, April and May)
 - b. Road Maintenance Fund (March, April, and May)
 - 3. Receive and File – Cash Accounts – (March, April and May)

Action: On a motion by Dir. McDaniel and seconded by Dir. Becker, the consent calendar was approved, in its entirety. Motion carried: Ayes: Dirs. Natale, Becker, McDaniel, Hoboy-Tenore and Millington.

E. Public Hearings: - none

F. Ordinances and Resolutions: - None

G. Administrative Items:

1. SDRMA – Insurance notification on increase for premiums

Staff presented the Board with the notification that SDRMA, our current insurance company, will be increasing the premiums from \$2104 to \$3198 which is a 52% increase.

The Board discussed the increase and the recent lawsuit at Via Volcano and Avocado Mesa. Staff was asked to give login information/ access to Director Becker (insurance agent) and have him review the policy and see if there was a lower alternative.

ACTION: Staff was directed to give information to Director Becker and if he recommends keeping the policy then the District will continue using SDRMA as our insurance company.

2. Director McDaniel’s request to have the Board consider hiring Special Legal Counsel

Dir. McDaniel reported that he has met with several lawyers to discuss the operations of Tenaja and the matter of the CC&R’s. Hugo Anderson is our General Counsel; however, P. Scott Browne seemed to have more experience with CSD’s. The reason Dir. McDaniel wants Special Legal Counsel is to get a different prospective on our “powers” and organization. He would like the Special Counsel to help the District with Ordinances, Building violations, code enforcement, signs in the right-of-way, motorhomes on the property without building permits, camping on the property and various other matter that are currently happening. If the District continues to grow, the District will need stronger Ordinances.

The Board discussed several items including the problems administering the CC&R's without a Homeowners Association since CC&R's are not a government function.

ACTION: On a motion by Dir. McDaniel and Second by Becker, the proposal was approved. Motion carried Ayes: Dirs. Becker, McDaniel, Hoboy-Tenore and Millington. Noes: Dir. Natale

3: Possible relocation of Office Space

Staff visited a office suite at 25096 Jefferson Ave. The suite was 200 sq. feet; however, it cost \$589.00 a month. Tenaja currently pays \$1946. monthly. The District would need to rent a climate controlled storage unit (located within walking distance) to store all the files.

ACTION: Staff was asked to contact the current landlord and find out what and how much it would cost to break the current lease.

4. Car Accident on Via Volcano and Avocado Mesa Road

Staff presented a written report outlining all the information that has been requested for this lawsuit. Hugo Anderson's explanation concerning the need to reject the indemnity claim was included. Staff asked the Board to formally ratify that decision and give the General Manager authority to reject any future indemnity claim.

ACTION: On a motion by Dir. McDaniel and second by Dir. Hoboy-Tenore, the General Manager after receiving legal advise and approval from Hugo Anderson will be authorized to reject the indemnity claims; Ayes: Dirs. Becker, McDaniel, Hoboy-Tenore, Natale and Millington.

5. Draft Budget for Fiscal Year 2020-2021

Staff presented the Board with the two proposed budgets. The CPI this year is 1.5% Staff's memorandum outlined the reasons for the line items to either increase or decrease. Futhermore, Staff explained that normally the Board does not have the Board meeting the week of the 4th of July since many people are away. The next regular meeting would be scheduled for July 1st ; however in order to mail the budget to the property owners, Staff suggested that the next meeting be July 8th one week later which would give a 30-day notice to the property owners.

ACTION: On a motion by Dir. Natale and second by Dir. McDaniel the next Board meeting and public hearing will be set for July 8th, 2020. Staff was authorized to mail out the budgets as presented. Ayes: Dirs. Natale, Becker, McDaniel, Hoboy-Tenore and Millington.

6. Updates and Status Report

Staff presented a written report with the variance items. No Action was taken.

H. General Manager's Report –

Included in the update and atatus report.

I. Committee Reports

1. Roads Committee – Dir. McDaniel reported that Calle Pino has several failures and the Roads Committee believe the failures are due to SCE trenches that weren't properly compacted. Merlin Tomlinson has been working on this; however, he a volenteer and Staff needed to be more involved with SCE and the trench failures. His estimate to fix the area could be over \$100,000 and an overlay at this point probably wouldn't work. He felt that not being vigilant with SCE could be costly.

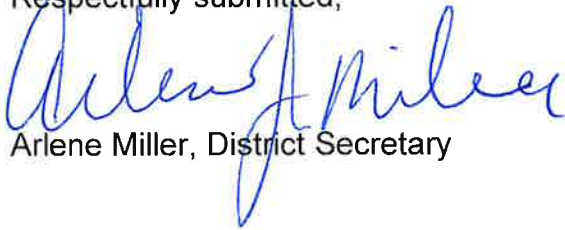
The Board discussed the matter and directed Staff to notify Hugo Anderson so that a "legal letter" could be sent on behalf of the District to SCE.

2. ACC Report – none

J. Board Comments – President Millington reported on a neighbor watch meeting. Director McDaniel will get the information from Susan Frommer so he could attend.

K. Adjournment – The meeting was adjourned at 7:47 pm.

Respectfully submitted,



Arlene Miller, District Secretary