

**BEL MARIN KEYS COMMUNITY SERVICES DISTRICT
Regular Board of Directors Meeting**

MINUTES

Thursday, February 19, 2015

Directors:

Darrick Chase, President

Vince Lattanzio, Vice-President

Ernie Ganas

Ruth Simpson

- I. **Call to Order (PLEASE TURN OFF CELL PHONES): 7:30PM**
- II. **Pledge to the Flag**
- III. **Roll Call: Present- Lattanzio, Chase, Ganas, Simpson Absent: Montobbio**
- IV. **Approval of Minutes**

**** MOTION to approve minutes from the Regular Board meeting of January 15, 2015**
M/S: Chase, Lattanzio
Vote: Ayes- Lattanzio, Ganas, Simpson, Chase Absent: Montobbio

**** MOTION to approve minutes from the Special Board meeting of February 3, 2015**
M/S: Chase, Lattanzio
Vote: Ayes- Lattanzio, Ganas, Simpson, Chase Absent: Montobbio
- V. **Covenant Conditions and Restriction (CC&R's) Update Presented by Chris Skelton**
 - A. **New legislation (AB 1995): CC&R's authority, goals and concerns**

Mr. Skelton provided the audience and the Board a brief back ground of how the CC&R's came to be and how the authority of enforcement was lost and what steps were needed to regain enforcement. Mr. Skelton noted that this was a politically challenging process. In late 2014, Governor Brown signed AB 1995 to allow the District to enforce the CC&R's, however; those came with condition and outlined a series of steps that needed to be met prior to having said enforcement. Mr. Skelton noted that now the Board has the necessary tools to accomplish enforcement of the CC&R's should the Board seek to move forward.

Vice-President Lattanzio noted that end result was not what the Board had hoped for and not what was presented prior to the bill being signed.

Mr. Skelton noted that in the process the light amendment that was sought and co-authored with LAFCO was butchered under the Senate consultant and it seems wasteful to pull the bill and pushed as accepted by the Senate Sub-Committee, and now have something in place to seek enforcement.

Vice-President Lattanzio noted that the hurdles put in place will be costly and it was never the intention of the ACC to charge to review plans and enforcement from the CSD will be a lawsuit.

Mr. Skelton noted the funding could be minimal and need an Ordinance from the Board so that LAFCO could verify that enforcement is adequately funded and litigation for enforcement may not be a problem.

****MOTION to table this item and bring back at a later date.**

M/S: Ganas, Lattanzio

The Board agreed that this would be a fiscal impact and getting the majority of residents to partake and it would be most prudent to hold off and on this issue, as residents continue to have enforcement from neighbor to neighbor within said tracts.

Vote: Ayes- Lattanzio, Ganas, Simpson, Chase

Absent: Montobbio

- B. Re-establishment of standing Architectural Control Sub Committee (ACSC) for CC&R's review and report back to Architectural Control Committee (ACC) for project approval
- C. Letter to the County clarifying BMK CSD's authority

VI. District Managers Report

-The District has received its portion of the Measure A fund allocation in the amount of \$26,983.94. This brings our total account balance to date to \$62,648.

-The office has received a number of concerns with regard to the speeding and possibly installing a radar speed sign. We have asked for extra patrol from the Sheriff and CHP.

-The ranger notified the office about the tree removal at the 8 Acre Parcel and will notify the office as to the timeline to for the removal of the remaining trees on County property.

-Gardeners Guild will be applying tip treatment to the ice plant to reduce the growth along the median and will be doing weed pulling in the open areas.

-The payment or the loans 1 and 2 in the amount of \$318,062.95 has been made and the next payment is set for September.

-The renewal for the printer has expired and we have moved forward with the Xerox proposal which will save the District approximately \$1,170 a year due to lower printing cost.

VII. District Engineering, CLE

A. North Lagoon

B. South Lagoon Levee

More information will be presented it the May Board package. The timeline is set for October of 2015.

C. FEMA FIRM Map Update

A memo has been provided and will have a letter to be sent out to residents.

D. Pacheco Pond Update

A schedule for flushing events has been requested from the County and they are working with Adrian to make sure we are still able to perform our own flushing events in

and not be impacted by the County opening the gates at pond.

E. Novato Creek

Mr. Parent noted that data used by the CSD was provided to the County. Director Ganas noted that at the policy meeting no field work on the creek and they reference surveys but no field work. He also noted that the one flow meter they reference is down by CVS, and he had asked to investing putting the flow meters to Measure D and it was turned down, this was an idea for the Districts own reference to show what the creek is actually doing.

Vice-President Lattanzio asked why the study cannot cover the cost of n the installation of flow meters.

Mr. Parent noted that a memo was submitted with comments with regard to the H & H study and in that memo requested a meeting with the Department of Public Works to review the comments. The comments noted that the report was skewed with data and information in the upper reaches of the creek with little or no analysis of the lower reached.

F. Montego Park Capital Redevelopment Update

Mr. Parent noted that we are looking at a multi-use court and installing a pickle ball court in the same area as the tennis court and keeping some of the basketball hoops. This would be done with a slip sheet installment and resurface with minimal cost.

****MOTION to finalize drawing with cost estimates and present to the Board for final approval.**

M/S: Ganas, Simpson

Vote: Ayes Lattanzio, Ganas, Simpson, Chase

Absent: Montobbio

G. Bahama Reef East Park

Mr. Parent noted that we are looking at revamping this park and installing a bocce ball court, exercise equipment and new children's playground. We need to look at what we have for area and will need to possibly fill in the area towards the back for the installation of the bocce ball court.

****MOTION to finalize drawing with cost estimates.**

M/S: Ganas, Simpson

Vote: Ayes Lattanzio, Ganas, Simpson, Chase

Absent: Montobbio

H. License Plate Cameras Update

A memo has been put together for the Board and CLE has reached out to several companies and has reached out to the Department of Public Works which has been willing to work with the District. The camera installation will need so infrastructure work and likely separate from the scope of what the camera contractors are able to provide. The Board agreed to reach out to other vendors before making a decision. Have received support from the Sheriff's office should this project moved forward.

I. Generator installation of automatic switch Update

Strom electric will perform the automatic switch and the trench has already been

performed and inspected by the County.

J. Fencing on Dolphin and Calypso Boat Ramps Update

Fencing has been complete at both locations.

K. CSD Parking Lot

Have reached out to Contractor to the top seal coating job and will have number by the next Board meeting.

L. Measure D Project Update

Mr. Parent and Mr. Cormier did a walkthrough as to where we are with Measure D Projects and what needs to be accomplished. Will be getting budgets put together and calling for meeting in May.

VIII. Waterways Manager Update

A. Lagoon Water Quality

Muck Away will be deployed next week and again in February/April.

B. Aquatic vegetation

Mr. Cormier noted he is looking at option for the Dead Man's Fingers and removal utilizing the work boat.

C. Update on Flushing

Will be flushing twice a month due to the lack of rain.

D. Update on North Lock Maintenance

Decking has been coated and the shed has been painted.

E. Update on South Lock Maintenance

Monthly maintenance was performed and decking, shed and rail will be painted once the painting is completed at the North Lock.

IX. New Business

A. Community Center Rental Policy Review

Item was tabled.

B. No Parking along the Marin County Parks and Open Space (8 Acre Parcel) present to the Board of Supervisors at their February 3rd regular meeting.

The Board directed the office and Mr. Parent to write a letter to the County for the "No Parking" was not acceptable and area of concerns has not been addressed. In this letter information will be requested as to the location the new trail head which was showed on the map provided by the County.

C. Fence 8 Montego Key

The District Manager noted that a portion of the neighboring fence between the office and neighbor at 8 Montego key has fallen down and will need to be repaired. As it is

standard we will seek three bids for the work to be done and cost shared with the neighbor.

****MOTION to approve fence repair in the amount not to exceed \$2,000 for the portion from the District.**

M/S: Ganas, Chase

Vote- Ayes Lattanzio, Ganas, Simpson, Chase

Absent: Montobbio

X. Financials

A. Investment policy

Item was tabled.

XI. Updates on Projects of Interest

A. State Coastal Conservancy (SCC), Hamilton and BMK V Wetlands Project

B. Bay Trail

XII. Open Forum- no comments

XIII. Adjournment

****MOTION: To adjourn the Board meeting of February 19, 2015**

M/S: Chase, Lattanzio

Vote: Ayes Lattanzio, Ganas, Simpson, Chase

Absent: Montobbio

Meeting adjourned at 9:55PM