



**EL DORADO HILLS**  
COMMUNITY SERVICES DISTRICT

*Established: May 21, 1962*

**Virtual Participation<sup>1</sup>:**  
<https://us02web.zoom.us/j/82560259978>

**Meeting ID:**  
825 6025 9978

**Call-in Option:**  
1 (669) 900-6833

**Board of Directors**  
**Regular Meeting Agenda<sup>2</sup>**  
**Thursday, May 09, 2024**

**Open Meeting to Closed Session - 5:30 p.m.**  
**Convene to Regular Meeting - 6:30 p.m.**

*Hybrid*  
*1021 Harvard Way, El Dorado Hills, CA 95762 - Norm Rowett Pavilion*

*Noelle Mattock, President*  
*Michael Martinelli, Vice President*      *Benjamin L. Paulsen, Director*  
*Heidi Hannaman, Director*              *Stephen J. Ferry, Director*

***Mission Statement***

*“Enhance the quality of life for the El Dorado Hills community through innovative, responsible leadership, and by providing superior services and facilities.”*

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**CALL TO ORDER**

- Roll Call
- Pledge of Allegiance
- Moment of Silence to honor Service Members
  - Military, Law Enforcement, Fire, Emergency Personnel
- Adoption of Agenda<sup>3</sup>

**CLOSED SESSION PUBLIC COMMENT<sup>4</sup>**

**ADJOURNMENT TO CLOSED SESSION**

**CLOSED SESSION ITEMS**

- A.** Conference with Real Property Negotiator (Government Code § 54956.8):  
Property: “Option Property” of Old Executive Golf Course - Approx. 41.5 Acres  
APN: Portions of 121-040-029; 121-040-031; 121-040-032; 121-160-005  
Agency Negotiator: General Manager  
Negotiating parties: Robert Leach, West River Hotels and/or Mike Duhamel  
Under negotiations: Land Acquisition

- B.** Conference with Legal Counsel - Existing Litigation (Government Code § 54956.9(d)(1)):  
Name of case: Austin v. County of El Dorado, et al., El Dorado Superior Court Case No. PC20150633
- C.** Conference with Labor Negotiators (Government Code § 54957.6(a)):  
Agency Negotiator: Board of Directors President, Interim General Counsel  
Unrepresented Employee: General Manager
- D.** Public Employee Performance Evaluation - Interim General Counsel (Government Code § 54957(b)(1))

**REPORT OUT OF CLOSED SESSION**

**REPORT OUT OF CLOSED SESSION FROM SPECIAL MEETING ON MAY 02, 2024**

**INTERIM GENERAL LEGAL COUNSEL UPDATES AND ADVICE**

- 1. Receive Report Regarding United States Supreme Court Decision, Sheetz v. County of El Dorado, decided April 12, 2024

**INTERIM GENERAL MANAGER UPDATES**

- 2. Receive Interim General Managers Report (M. Hornstra)

**BOARD OF DIRECTORS' COMMENTS & FUTURE AGENDA ITEMS**

**GENERAL PUBLIC COMMENT**<sup>4</sup>

**CONSENT CALENDAR PUBLIC COMMENT**<sup>4</sup>

**CONSENT CALENDAR**<sup>5</sup>

***Receive & File:***

- 3. 2024 Calendar of Special Events (S. Montgomery)
- 4. Submittal of the Monthly Treasury Report (T. Gotro)
- 5. LLAD Advisory Committee Resignations (T. Gotro)
- 6. Executive Summary - CC&R Process Improvements (T. Cain)

***Approve:***

- 7. April 2024 Summary of Director Meetings (B. DiTonno)
- 8. 2024 Calendar of Board Director Training Opportunities (B. DiTonno)
- 9. Minutes of April 11, 2024 - Board of Directors Regular Meeting - *Hybrid* (B. DiTonno)
- 10. Minutes of May 02, 2024 - Board of Directors Special Meeting - *Hybrid* (B. DiTonno)
- 11. Attendance of Board Directors at the CSDA Special Districts Legislative Days (B. DiTonno)
- 12. CC&R Advisory Committee Recommendation that the Board of Directors Authorize Staff to Direct District Legal Counsel to Send Third and Final Notices of Non-Compliance to: (T. Cain)

**A)**

**Property Owner:** Tessie Espanol  
**Property Address:** 4063 Bancroft Drive

**\*\*Brought back from April Meeting\*\***

**Village:** Green Valley Hills  
**APN:** 110-262-001  
**Case#:** 23-413  
**Violations:** Green Valley Hills, Section 4.18 - Alterations to Lots and Residences

**B)**

**Property Owner:** Zachary and Amanda Clairborne  
**Property Address:** 2148 Bates Circle  
**Village:** Green Valley Hills  
**APN:** 110-321-058  
**Case#:** 24-94  
**Violations:** Green Valley Hills, Section 4.5 - Parking

**C)**

**Property Owner:** David and Laura Strain  
**Property Address:** 3014 Merriam Court  
**Village:** Governors Village  
**APN:** 125-310-003  
**Case#:** 24-99  
**Violations:** Governor Village Unit 7, Section 4C - Enclosure of Service Area.  
Governor Village Unit 7, Section 13 - Parked Vehicles, etc.  
Governor Village Unit 7, Section 15 - Garbage and Refuse Disposal

**D)**

**Property Owner:** Vincent Thomas and Elizabeth Smith  
**Property Address:** 264 Powers Drive  
**Village:** Ridgeview Village  
**APN:** 120-444-001  
**Case#:** 23-108  
**Violations:** Ridgeview Village Unit 8, Article IV.B. - Off-street Parking

**E)**

**Property Owner:** Tony and Kim Rabe  
**Property Address:** 1964 Driftwood Circle  
**Village:** Marina Village  
**APN:** 110-072-019  
**Case#:** 24-76  
**Violations:** Marina Village Units 1-3, Section 13 - Parked Vehicles

**F)**

**Property Owner:** Oddvar J Soma  
**Property Address:** 2915 Senator Court  
**Village:** Governor's Village  
**APN:** 125-341-010  
**Case#:** 23-451  
**Violations:** Governor Village Units 8-9, Section 11 - Parked Vehicles

**REVIEW ITEMS PULLED FOR DISCUSSION**

**GENERAL BUSINESS**

13. Review and Approve or Deny: Employment Agreement for General Manager - Mark Hornstra (D. Cole)
14. Review and Approve or Deny: Design Review Appeal - Boat Parking at 983 Queen Mary Court (T. Cain)
15. Review and Approve or Deny: Design Review Appeal - Fence Replacement at 3107 Lady Marci Court (T. Cain)
16. Receive and Provide Feedback: Update from LLAD Advisory Committee (T. Gotro)
17. Review and Approve: Next Steps for Funding Source for LLADs (T. Gotro)
18. Consideration of Action to be Taken Concerning Proposed Ballot Initiative: *Repeal of Landscape and Lighting Assessment District Number 33 and Refund of Levied Assessments* (D. Cole)
19. Review and Adopt - Resolutions Approving Preliminary Engineer's Reports for Fiscal Year 2025 (FY25), Declaring Intention to Continue FY25 Annual Assessments, and Setting the Public Hearings (T. Gotro)
  - A. Resolution 2024-08: *Preliminarily Approving The Combined Engineer's Annual Levy Report For The El Dorado Hills Community Services District Landscaping And Lighting Assessment Districts: #1 Stonegate Village, #2 Oak Tree Village, #3 Oakridge Village, #5 Green Valley Hills, #6 La Cresta, #7 Crescent Ridge Zones A & B, #8 Lake Forest, #10 Francisco Oaks, #11 Marina Hill, #13 Highland Hills Unit 3, #14 Wild Oaks Park, #15 Silva Valley, #16 Bass Lake Zones A & B, #18 Creekside Greens Zones A & B, #19 Roadway, #20 Highland Hills Units 1, 2 & 4 Zones A & B, #22 Promontory Village, #23 Hollow Oak, #25 Highland View-Highland Hills-Sterlingshire Village, #26 Villadoro, #27 Euer Ranch, #28 Blackstone Zones A & B, #29 North Commercial Boulevard, #31 Hawk View, #33 Valley View, #34 Bell Ranch, #35 Lesarra, #40 Bass Lake North, And #41 Saratoga Estates For Fiscal Year 2024/2025*
  - B. Resolution 2024-09: *Declaring Its Intention To Levy And Collect Annual Assessments For The El Dorado Hills Community Services District Landscaping And Lighting Assessment Districts: #1 Stonegate Village, #2 Oak Tree Village, #3 Oakridge Village, #5 Green Valley Hills, #6 La Cresta, #7 Crescent Ridge Zones A & B, #8 Lake Forest, #10 Francisco Oaks, #11 Marina Hill, #13 Highland Hills Unit 3, #14 Wild Oaks Park, #15 Silva Valley, #16 Bass Lake Zones A & B, #18 Creekside Greens Zones A & B, #19 Roadway, #20 Highland Hills Units 1, 2 & 4 Zones A & B, #22 Promontory Village, #23 Hollow Oak, #25 Highland View-Highland Hills-Sterlingshire Village, #26 Villadoro, #27 Euer Ranch, #28 Blackstone Zones A & B, #29 North Commercial Boulevard, #31 Hawk View, #33 Valley View, #34 Bell Ranch, #35 Lesarra, #40 Bass Lake North, And #41 Saratoga Estates For Fiscal Year 2024/2025 And Notice Of Public Hearing*
  - C. Resolution 2024-10: *Preliminarily Approving The Engineer's Annual Levy Report For The El Dorado Hills Community Services District Lake Forest Park Landscaping And Lighting Assessment District No. 36 For Fiscal Year 2024/2025*
  - D. Resolution 2024-11: *Declaring Its Intention To Levy And Collect Annual Assessments For The El Dorado Hills Community Services District Lake Forest Park Landscaping And Lighting Assessment District No. 36 For Fiscal Year 2024/2025*

- E.** Resolution 2024-12: *Preliminarily Approving The Engineer's Annual Levy Report For The El Dorado Hills Community Services District Windsor Point Park Landscaping And Lighting Assessment District No. 38 For Fiscal Year 2024/2025*
- F.** Resolution 2024-13: *Declaring Its Intention To Levy And Collect Annual Assessments For The El Dorado Hills Community Services District Windsor Point Park Landscaping And Lighting Assessment District No. 38 For Fiscal Year 2024/2025*
- G.** Resolution 2024-14: *Preliminarily Approving The Engineer's Annual Levy Report For The El Dorado Hills Community Services District Carson Creek Park Landscaping And Lighting Assessment District No. 39 For Fiscal Year 2024/2025*
- H.** Resolution 2024-15: *Declaring Its Intention To Levy And Collect Annual Assessments For The El Dorado Hills Community Services District Carson Creek Park Landscaping And Lighting Assessment District No. 39 For Fiscal Year 2024/2025*

### **ADJOURNMENT OF MEETING**

The next regularly scheduled meeting of the El Dorado Hills Community Services District Board of Directors is **Thursday, June 13, 2024, at 5:30 p.m.**, in the Norm Rowett Pavilion located at 1021 Harvard Way, El Dorado Hills, California

This agenda and packet items are available online at the EDHCSD website:  
[https://www.eldoradohillscsd.org/about/csd\\_board/board\\_of\\_directors\\_meeting\\_packets.php](https://www.eldoradohillscsd.org/about/csd_board/board_of_directors_meeting_packets.php)

#### **ADA COMPLIANCE STATEMENT**

In compliance with the Americans with Disabilities Act, if you need special assistance or materials to participate in this meeting, please contact the District Office at (916) 933-6624 ext. 0 or [mail@edhcsd.org](mailto:mail@edhcsd.org). Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting and agenda materials.

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**PUBLIC MEETING CONDUCT**

Board Meeting Conduct is outlined in District Policy 5030, which can be found on our website: [EDHCSD Board Policies](#).

Virtual Public Participation in District Board Meetings is currently offered and stated on page one (1) of this Agenda. *Please note you will not be able to join the meeting until the posted start time.*

If any person(s) attending or providing comments to the Board of Directors creates a disruption to the meeting by refusing to follow guidelines, the Board President may take the following actions:

- Step 1 - Request the person(s) adhere to Board Meeting guidelines. If the commenter refuses, the President may have the speaker's microphone turned off.
- Step 2 - If the disruption continues, the President may order a recess of the Board meeting.
- Step 3 - If the disruption continues, the President may order the removal of the person from the Board meeting.

**PROTOCOLS FOR PUBLIC COMMENT**

Time for public comment will be provided at every meeting and will only be received at designated periods as called by the Board President or otherwise outlined on this agenda.

Individuals have three (3) minutes to address the Board with an overall time allotment of 20 minutes per topic.

Except with the consent of the Board President, individuals shall be allowed to speak to an item only once.

Individuals participating on-site will be provided with the opportunity to address the Board of Directors first followed by any virtual participants.

Individual Board Directors may ask clarifying questions but will not engage in substantive dialogue with person(s) providing input to the Board.

If you choose not to observe the Board of Directors meeting but wish to make a comment on a specific agenda item, please submit your written comment(s) to the Clerk of the Board at [clerkoftheboard@edhcsd.org](mailto:clerkoftheboard@edhcsd.org). You will receive a note with receipt of your comment(s), which is forwarded to the Board of Directors and made available for public inspection during the meeting. The Clerk of the Board is here to assist you, please email or call (916) 614-3212 if you need any assistance with directions to access the meeting.

**AGENDA FOOT NOTES**

1. **Virtual Participation:** *The District strives to offer remote participation for members of the public. However, be advised that virtual participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Board of Directors is to attend each meeting in person. The District reserves the right to*

conduct the meeting without remote access if there is a malfunction. All participants are entered into the meeting with disabled video/audio and will remain this way through the duration of the meeting to allow for viewing/listening purposes only, unless providing Public Comment (see foot note 4). Please note: You will find recordings of Regular and Special meetings on the District's website within 72 hours of the meeting closure. Committee meetings do not offer remote participation.

2. **Public Records:** Any writing that is a public record and is distributed to all, or a majority, of the Board of Directors may be available for public inspection by submitting a Public Records Request. Any records distributed during a meeting of the Board of Directors shall be made available to review at the meeting only, such items are not entered into District record. For purposes of the Brown Act §54954.2(a), the numbered items on this Agenda give a brief description of each item of business to be transacted or discussed. Recommendations of District staff, as shown in a report, do not prevent the Board from taking other action.
3. **Adoption of Agenda:** This agenda may be amended up to 72 hours (5:30 p.m. Monday) prior to the meeting being held. An AGENDA in FINAL FORM is located in the kiosk in front of the District Office. Additionally, a copy of the FINAL AGENDA is available on the District's website at [www.edhcsd.org](http://www.edhcsd.org).
4. **Public Comments:** At this time, members of the public may address the Board of Directors regarding any items within the subject matter jurisdiction of the Board, provided that NO action may be taken on items not on the agenda unless authorized by law. Board Directors will not engage in debate on items during this time. Individuals will have three (3) minutes to address the Board with an overall time allotment of 20 minutes per topic. Individuals participating on-site will be provided with the opportunity to address the Board of Directors first, then any virtual participants will be called upon.
5. **Consent Calendar:** All matters on the Consent Calendar are to be approved by one motion unless a Board member requests separate action on a specific item. Members of the audience who wish to address any item on the Consent Calendar should do so before Board action is taken.