

**BROOKTRAILS TOWNSHIP COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS
Tuesday, October 9, 2007**

The Board of Directors of Brooktrails Township Community Services District met in regular session on October 9, 2007 at 7:00 p.m. at the Brooktrails Community Center.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Roll call showed the following directors present: Ziady, Orth, Horrick and Skezas. Also present was General Manager Chapman. District Counsel Neary was absent with notice. Director Williams was absent without notice.

REPORT ON CLOSED SESSION

President Skezas reported that the Board agreed to a new one-year contract with the General Manager and completed his performance evaluation for the past year.

C. ADDITIONS/ADJUSTMENTS TO THE AGENDA

Mr. Chapman said Wally Stahle was expected to present his committee report, and Mr. Runberg was also expected, but neither was yet present.

D. MINUTES OF PREVIOUS MEETINGS

1. September 25, 2007. Director Orth moved to approve the minutes; Director Horrick seconded and the motion carried unanimously.

E. SPECIAL PRESENTATION

None.

F. PUBLIC HEARINGS

None.

G. PUBLIC COMMENTS

None.

H. CONSENT CALENDAR

2. Review of Accounts Payable report and authorization to issue checks. Director Orth moved to approve payment of the outstanding invoices; Director Horrick seconded. The motion carried unanimously.

3. Retroactive approval of check – Howard's Carpet. Director Orth moved to retroactively approve payment of the check; Director Horrick seconded. The motion carried unanimously.

I. ACTION AGENDA

4. Recreation, Greenbelt & Conservation Committee Annual Report. Postponed until arrival of Chair Stahle.

5. Ron Runberg, PGA, Annual Review of Golf Operations. Postponed until arrival of Mr. Runberg.

6. Renewal of BPOA lease / Expense Support Allowance. General Manager Chapman reported that we had a final draft ready for review; he indicated that in Section 8 the language would be kept requiring an insurer authorized to do business in California. President Skezas said he would have to get back to him on that.

Director Orth moved to approve the draft lease and authorize the General Manager to execute it. Director Horrick seconded and the motion carried unanimously.

4. Recreation, Greenbelt & Conservation Committee Annual Report. Wallace Stahle reported on the activities of the Committee of the past year. They had considered resurrecting the old building at the Ohl Grove but were now recommending to tear down the buildings due to continuing vandalism. He reiterated that the Thimbleberry Bridge project had been abandoned due to problems with the Federal funding procedure. He said that preliminary inquiry with firewood contractors regarding thinning of the Greenbelt border zones in exchange for firewood was not economically viable because the cost of clearing slash exceeded the value of the wood to the contractor. Also, the exclusion of profit from the Greenbelt as mandated in the Greenbelt Stewardship Plan (although there is an exception for firewood) was a factor, although there might be some CDF issues on that. The Committee has not had any input from the bicycle community on a bike course, although the Wild Turkey Club has expressed concerns about the self-built

bike ramps. The Fire Safe Council was successful in acquiring a \$200,000.00 fuel reduction grant. Most recently, the Committee has considered retiring itself due to a lack of quorum several times this past summer. They also may change the frequency of meetings.

Director Ziady commended Mr. Stahle for having written a letter to the editor of the Willits News looking for volunteer participation. Mr. Stahle said he had had no response yet, which he felt was an indicator.

Director Orth recommended considering quarterly or on-call meetings, when there is something to review. The directors said the committee could decide their own meeting schedule, but report back. The discussion then turned to the funding for tearing out the Ohl Grove buildings.

Director Orth moved to accept and file the report; Director Horrick seconded and the motion carried unanimously.

5. Ron Runberg, PGA, Annual Review of Golf Operations. Mr. Runberg reported things were going well. He said the golf course purposely did not report vandalism as it only encouraged the vandals. He said he saw a different demographic golf group than before, a younger group. Play was up, close to 2,000 rounds; the number of people spending money outside of their green/cart fees has gone up. Some of the newer projects included recycling with a \$4,000.00 value. A local resident, Dan Green, has spearheaded an addition to the back of the shed, which will provide coverage for the year-round recycling project. He discussed soil conditions, saying there is no drainage and a lot of clay soil; he reported there were over 1,100 trees on the course, some of whose roots have now come to the center of many of our golf greens. They will be doing a lot of tree limbing this year around the greens to provide more sun. If this does not work, the next option is to remove some trees, approximately 50 trees spread over 9 holes. Mr. Chapman described then the golf course at Northwood, which he said had basically the same terrain tree conditions, where they have took out a number of trees to improve sunshine. Mr. Runberg said they took out 43 - 44 trees for the irrigation system in 1997 and you could not tell now where they once were.

Director Orth said this was one of the better golf reports he had heard in decades and that Mr. Runberg was turning the course around with his projects. The directors thanked Mr. Runberg.

7. Consideration of purchase of anthracite media for water treatment plant. Mr. Chapman said because this was a \$20,000.00 purchase he was bringing it to the attention of the Board. This is placed in only one tank; it combines anthracite/charcoal and sand. Director Horrick moved to authorize the General Manager to make a bulk purchase of anthracite media not to exceed \$20,600.00 from ERS; Director Orth seconded. Roll call vote was as follows:

AYES:	Directors:	Ziady, Orth, Horrick, Skezas
NOES:	Directors:	None
ABSENT:	Directors:	Williams

J. ADDITIONS TO FUTURE AGENDAS

Director Ziady asked about the rules and regulations for the Ohl Grove. Mr. Chapman said it will come down to what the Board wants; every community did it a little differently. He said we have done this three times and haven't been able to get agreement as to what the rates should be. The Board has requested staff to do another go-round but he asked what it was that staff could do. Director Ziady said she had submitted an in-depth recommendation from the Committee some months previous.

Mr. Chapman described the problems with the Thimbleberry Bridge grant funding process which the Board just abandoned. He was then informed that Washington D.C. did approve it and it looked as though we could proceed; however, he then reviewed current costs for three bridges and asked the State if we could just do one bridge instead of three bridges, but was told we could not as it was a competitive bidding project. Mr. Chapman reported that we simply could not afford to pay for three bridges at current bridge prices. Therefore, the project would remain being canceled.

President Skezas asked how many times the Grove was rented over the summer; Mr. Chapman said he did not think it had been rented at all. Mr. Stahle said maybe the public is not aware that this facility is available for rental.

K. SPECIAL REPORTS

From Directors: None.

From District Counsel: None.

From General Manager: Mr. Chapman reported that AES tagged about 800 trees along the shoreline and advised some have Sudden Oak Death syndrome; this will complicate the chipping program. He reported that taking the debris to our compound yard might be a possible solution (if that can be done). Air Quality recently said that we could not burn. But with a diseased tree, maybe the best solution was to burn it. Director Orth said on the other hand, because of this disease, there is a resurgence of the pileated woodpecker in this area, which is an indicator species.

Mr. Chapman said the next meeting would be very important as some experts would be discussing Mello-Roos financing for the Lake Ada Rose project; John Pinches and Phil Dow from MCOG would be invited and he hoped that the public would attend.

L. PUBLIC COMMENTS

Bob Houtz commented about deteriorating road conditions. He said he'd been asked to head a clean-up committee for the next year for Brooktrails. Director Orth said that state and federal dollars will be increasing soon; at a recent meeting with transportation officials, it was noted that this county had no impact fees, which is foolhardy in the eyes of the rest of the state. He said the District needed to look at this too. The County will realize they need to do this when they get ready to do the Second Access Road. Mr. Chapman said the Second Access road will also be discussed at the next meeting.

Iris Dubois of 2163 Poppy Lane asked what caused a fire on Poppy Drive about three weeks ago above her house; Mr. Chapman said he would find out about it. President Skezas felt it was a recent vehicle fire caused by a Ford defect causing Fords to burst into flames.

M. ADJOURNMENT

Director Horrick moved to adjourn; President Skezas declared the meeting of October 9, 2007 closed at 7:47 p.m.

GEORGE SKEZAS, President

ATTEST:

MICHAEL V. CHAPMAN