

**BROOKTRAILS TOWNSHIP COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS
Tuesday, October 28, 2008**

The Board of Directors of Brooktrails Township Community Services District met in regular session on October 28, 2008 at 7:06 p.m. at the Brooktrails Community Center.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Roll call showed the following directors present: Williams, Ziady, Orth, Horrnick and Skezas. Also present were General Manager Chapman and District Counsel Neary.

REPORT ON CLOSED SESSION

President Skezas reported that the closed session had been recessed without any decision or action and would be resumed after the open session ended.

C. ADDITIONS/ADJUSTMENTS TO THE AGENDA

None.

D. MINUTES OF PREVIOUS MEETINGS

1. October 14, 2008. Director Orth moved to approve the minutes as amended; Director Horrnick seconded. 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. General Manager Chapman said he had added the recently-approved fire pickup truck purchase to this report; he would be returning to the Board when financing was obtained for this, possibly in December. Directors' fees from the last report have been corrected. Director Orth moved to approve the payment of the outstanding invoices, and Director Horrnick seconded. The motion carried unanimously.

3. Preauthorization of Rubber Spillway payments. Director Orth moved to preauthorize these payments as and when they became due for November and December, and have them approved after payment, and Director Ziady seconded. Mr. Chapman clarified we didn't have the details for the remaining payments because we have many small outstanding change orders prior to completion. The motion carried unanimously.

I. ACTION AGENDA

4. Annual review of Golf Course operations. Ron Runberg felt his numbers were pretty good given the state of the economy, as most costs stayed roughly the same this year. Director Orth noted the loans on the expenses sheet. Mr. Runberg said he hoped to complete his loan payments (\$80,000.00) in July 2009 and then his income should improve. The huge reduction in electric cost was due to the irrigation system pump being turned off for four months. In revenues, they are getting people who are only coming to the grill, and they have beer and wine. Still, they were about \$10,000.00 down over the previous year. He mentioned the irrigation system is becoming more obsolete and he expected to need an upgrade within a year or two.

Director Orth moved to receive and file the annual report. Director Horrnick seconded and the motion carried unanimously.

5. First consideration of possible 40-tree removal on Golf Course. Mr. Chapman opened the meeting by stating the redwood trees on the course represented the ambience that attracts the golfers; at the same time they are growing so tall that they are slowly shading out the greens from sunlight. He mentioned that this decision could take months, and he would encourage a Saturday meeting to have the Directors and the public walk the course and view the particular trees in question. He suggested that these trees were very large by any standard, about 14' circumference on average. He closed by suggesting that the debate could hinge on whether to maintain this as a golf course, or as a park, because the trees

will at some point take over. He mentioned that initially they were looking at 65-70 trees, and this number had been reduced to about 40.

Ron Runberg suggested we can't have it both ways, that is, the park setting and the trees. He reviewed slides depicting the present situation. He then showed a slide where they dug 5-7 feet from the green, with trees 15-20 feet away, full of roots. He said the roots sucked out the water in areas and created brown spots on the greens. He also said the heavy roots damage his machines. Greens need sunlight and wind from the top and drainage from the bottom. He then showed pictures of Northwood Golf Course in Monte Rio. They had the same situation and cleared around their greens. A minimum of 6 hours of direct sunlight is needed daily for greens to grow. Mr. Runberg said without greens, we have no golf course.

Presenting slides of the individual greens, he said we were talking about 41 trees, but when you have one stump and it goes into two, you have to count it as two trees, so there won't be 41 stumps. Director Orth asked about shade and about CF&G. Mr. Runberg said he had talked with Scott Harris, our local fish biologist, about water temperature. Moving on he said that nothing would be cut on Holes 4 and 5, or the putting green. At Holes 6, 7, and 8, he continued, it is just dark and black. The creek is far away and Scott Harris said there was shade from all the bushes. Dan Green clarified that it was the mountain that cut off the afternoon sun, so he felt what Mr. Runberg was trying to get was morning sun. Director Ziady asked if Scott Harris had gone over this plan and walked the course and if there is an agreement from him to this plan. Mr. Runberg said no but would have to get back with Scott regarding some of her concerns. Director Ziady said mostly she liked what she was hearing but she would like Scott Harris to be involved.

Director Williams asked what happened to the other, old 9 holes. Mr. Runberg said it used to be on both sides of Sherwood; when he first came here, Sherwood was getting more traffic and it allowed playing without paying. So it was abandoned. Director Orth said we were warned about 10 years ago when we took some trees out that we would have to do this again. The last time we cut it was revenue neutral. This time, he continued, he could see the golf share of revenue going into drainage and shade mitigation for the creek. Director Orth said his concern would be siltation, especially with the new District parcel that had been so heavily cut (Mayfield / Tri-Coast). Director Ziady responded she was uncomfortable with encumbering these funds for a particular project when there was an entire greenbelt; she felt the Board and the Recreation Committee should make a decision about the money.

Director Orth said he wanted to see revenue going into the greenbelt and didn't care what section it was, he just wanted to see us spending in it, whether for eroding roads or whatever, and if Director Ziady could come up with a priority list, he wanted to fund those. Director Horrnick said he'd like to see the trees marked so the public could visibly see them. Director Ziady said she'd like a publicized public meeting and Mr. Chapman agreed, suggesting a Saturday meeting. Mr. Chapman was still concerned about a THP versus a Non-industrial THP and asked Glenn Edwards, RPF to speak about that subject matter.

Mr. Edwards said if you're going to lose trees in a commercial project, the permit required depended on the number of trees. There were two approaches depending on the desire of the District. There's a timber harvest plan (THP) with a life span of five years from date of approval. There's an NTMP, a Non-industrial Timber Management Plan, which is similar to a THP but does not expire and there were different requirements. What drives an NTMP is growth, how much yield your trees are growing dictates how much you can harvest. You can't harvest more than you're growing. A THP isn't necessarily tied to this. And a NTMP typically costs twice as much as a THP.

Director Ziady asked when you re-cut later again under an NTMP do you have to get agency approval. Mr. Edwards said you file a notice and the State and any other agencies respond to that notice, and all of it is based on how much you're growing. He clarified this would just be for the Golf Course cutting, not the entire District. All of the trees in the Golf Course would be included in the NTMP.

Mr. Edwards said if you could cut those trees and not sell, barter or exchange them, you would not need the formalities of the THP. There was some question as to what constituted a commercial operation on this; if you want to cut and stack them or cut them into lumber to use yourself, that could be done. Director Orth commented that these redwood trees would be valuable on the market. Director Ziady said our obligation was public trust and she wanted to ensure that all these issues were looked at.

Director Orth asked, if we did a THP, was that specific to the Golf Course. Mr. Edwards said if there were another area of the District where you wanted to harvest trees, you would have to do a different THP. Director Orth asked under a THP if we wanted to cut some more on the Golf Course, would that be a new THP? Mr. Edwards confirmed it would. Director Orth asked Mr. Runberg if this cutting 40 trees would be adequate for our lifetime; Mr. Runberg said probably another 30 years. Director Orth stated that he recommended using a THP program that did not commit future Boards. Director Ziady said she felt this would be an ongoing maintenance issue and the NTMP was probably best, but she would bet that the environmental rules will only get tougher and she was not sure that she wanted to go with an NTMP.

Director Horrnick said he felt a THP was better. Director Williams asked if we spent the extra \$10,000.00 for an NTMP, the plan that would be submitted now for 40 trees, but then if in ten years from now we wanted to cut more trees would the plan still remain under today's guidelines. Mr. Edwards said yes. Director Williams further concluded we weren't prescribing or placing restrictions on any future Board. If the future Board were operating under an NTMP, he understood they would still have to go

through the Fish & Game process. Mr. Edwards said they would be subject to the state rules of that time. However, Federal rules at the time apply and you'd have to go in and do an assessment for that. Director Ziady said in terms of cost, trust and protection for the forest, in consideration of how the rules might be changed in 10 years, she could only support a THP.

Director Williams asked about the cost of this and Mr. Chapman responded \$15,000.00. Director Williams asked how valuable it was to us as a District to have the golf course. Mr. Chapman said it was really one of the last founding assets we have left. We've lost the Lodge, the tennis courts, the pool, the equestrian center. This is the last icon that puts us on the map. Director Williams asked how many golfers live in Brooktrails. Mr. Runberg responded with about 50 and another 50 in Willits. Director Williams said we have no obligation to subsidize Willits' golfers. Director Ziady said we are part of that overall community, and we need to have recreation up here for their kids. You can't isolate yourself.

Dan Green, a local golfer, voiced many residents wanted to live here because of the golf course. There is a retired community that moved here for that; they don't have the ability to play the longer courses. People come to play after work to relax and on Sundays you see many families, plus there is little time pressure like on other bigger courses. It's more like a park and a golf course. He said there were a host of volunteers like himself. As a local builder, he has been able to get donations from various building suppliers for course improvements.

Director Williams said the premise of this issue were whether to keep the course as a golf course or consider possibly a park. President Skezas disagreed; comments were made that this was in the packet. Director Williams said this needs to be considered.

William Boosinger responded he and his wife have lived here for 30 years and he was sad to lose Summer Lake. He said he had trouble with the idea of cutting down the redwoods; he cited the massive stumps on the Par Course. When there is a question of cutting down redwoods of this size because a green has a little too much shade, he said, there was no question to him, the redwoods win. He said golf courses use massive amounts of fossil fuels and water and he was not happy to subsidize those 50 folks who live in Brooktrails who like to play golf. A park, he said, absolutely. Let's save the redwoods, he concluded. Wallace Stahle said he walked through the course that day. He said when you hear 40 trees out of 1,000 it doesn't sound so bad, but when you look at the size of trees that are marked they are generally very big and basically the best trees. He said he did solar for a living, and even with those trees gone, it was obvious to him that many trees will continue to grow and sprout and this same question will come up over and over, and it will always be the biggest trees they will want to go. You can grow grass a lot of places, even under redwood trees, but it seemed to him the redwood trees take precedent over grass. He asked how much water the golf course uses in the summer and was told 17,000 gallons a night. Mr. Stahle said that was 30 – 60 homes' worth. Mr. Chapman said it was equivalent to about 49 homes. Mr. Stahl concluded that we needed to favor the large redwood trees and Brooktrails Redwood Park.

Director Orth said this is a mixed use community and we have to consider how a golf course or a park plays into the whole regional community. Most people who live in Brooktrails don't work in Brooktrails, they're part of a regional community.

Director Williams reiterated this board needed to seriously consider the choice between a course and park. Ron Runberg said this would affect his life and he would no longer be able to make a living. Mr. Chapman said we know we're going to have more hearings, and he had hoped something would be in the paper. Linda Williams of the Willits News said she thought she had had something in the paper. Mr. Chapman said we do need to have a walkthrough and he needed direction as to when we could do that.

Mr. Chapman asked the directors for input regarding a one-hour Saturday special meeting. Director Ziady suggested he bring the public in for comments. Director Williams said the trees needed to be marked better, get the word out every way we can. Discussion followed about schedules, interference by rain, and waiting until after the holidays. Director Williams said regarding a suggestion to tour in January that people are going to know about it, and then you're going to put it off for maybe three months. He said the sooner we get a sense of what the public thinks about it, and Ron Runberg needs to know. The meeting date will be set at the December Board meeting.

6. Consideration of comments, County General Plan Update/DEIR. Director Ziady said we have a General Plan that has a plan for the number of developed houses, and this general plan is supposed to honor ours without changing it, but yet they want to rezone a parcel (i.e., Romero 16-acre parcel) to allow multiple development within the parcel, and therefore within Brooktrails. She didn't think this was appropriate under our Specific Plan when we are already trying to consolidate lots. Director Orth said he had spent all day in the hearing, and he still thought the County and the planners are very confused about the Brooktrails Specific Plan. He asked District Counsel Neary to define legally how we stand as a participant in the process and the way the County is handling the update of the general plan that has many updates on Brooktrails such things as the second and third access roads. He said the General Plan should coordinate how it works with all these other plans and he felt that was a real lack in the way the County was going through the process. He said he was glad we got an extension and confirmed it is to November 18, 2008.

Director Ziady repeated that she was not comfortable about the County telling Romero that he can change his Public Facilities property to a Suburban Residential. Director Orth said we need to have

specific comments as to those rezonings, but it's also the jurisdictional understanding that we need to be clarified. He said he didn't think the County understood the way the Specific Plan and General Plan coordinate with each other. Mr. Chapman asked if the directors would make comments to him within the next week so he could provide them.

Director Orth said we're talking about two separate documents being under review currently, the General Plan, and its environmental impact report. He said our comments on the draft EIR have been put in an appendix and they say they'll address them later. He said he would be bringing items to both Mr. Chapman and Mr. Neary; Mr. Neary suggested they meet before the next Board meeting.

7. Consideration of lot donations: Dreike – 24065 Lilac Road; McClaughry – 25438 Madrone Way. Mr. Chapman said the first lot, from the Dreike Living Trust, was very steep. The second one, however, from the McClaughry Family Trust, was the best lot he's ever seen. We could build a future tank there in the flat area of Madrone Drive. It is actually two merged lots. The loss to the District is \$240.00. Director Orth moved to adopt Resolution 2008-30 accepting a grant deed of real property from the Dreike Living Trust; Director Horrick seconded. Roll call vote was as follows:

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

Director Orth moved to adopt Resolution 2008-31 accepting a grant deed of real property from the McClaughry Family Trust; Director Horrick seconded. Roll call vote was as follows:

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

J. ADDITIONS TO FUTURE AGENDAS

None.

K. SPECIAL REPORTS

From Directors: Director Ziady said the Greenbelt Committee had come to some understanding on the signage process and will come with that to the Board. Director Orth said the Community Energy Authority is being held until January at the request of the Board of Supervisors to delay until after the new Board is seated and the holidays are over.

From District Counsel: None.

From General Manager: None.

L. PUBLIC COMMENTS

William Boosinger said the mention of Romero reminded him that another of his Brooktrails losses was the beautiful Meadowlark Trail. He hoped the Board could block his development zoning. Mr. Chapman said the Board had had Mr. Romero say he would not try to block us going through there for a fire route.

M. ADJOURNMENT

Director Horrick moved to adjourn the open session; President Skezas declared the Board would now return to closed session at 8:59 p.m.

GEORGE SKEZAS, President

ATTEST:

MICHAEL V. CHAPMAN