

MINUTES  
Board of Directors of the Embarcadero Municipal Improvement District  
October 13, 2021

CALL TO ORDER

The Regular October meeting of the Board of Directors of the Embarcadero Municipal Improvement District was called to order at 7:00 PM by President Taylor.

ROLL CALL: Directors were present; Directors Taylor, Bohley, Duncan, Langle, Menna were present. Clerk of the Board/District Manager was also present.

MOTION TO APPROVE THE AGENDA ORDER: There were no changes to the order of the meeting.

PUBLIC COMMENT: There were no Public Comments.

ACTION CALENDAR:

MINUTES: The Board approved the September, 2021 regular meeting minutes as amended. upon a motion made by Director Duncan, seconded by Director Menna and passed unanimously (5-0).

COMMUNITY SAFETY COMMITTEE REPORT:

1. Camera Security Project: Probable Locations of Cameras and Lighting: Farren Road @ Vereda Del Padre, Calle Real @ Farren Road, and main entrance to the Meadows. Director Menna reported that the first of three lights will be placed on EMID property, Tecolote Meadows, as a test case. The next step will be to resolve the placement of the other two lights. Adjacent property owners will be included in the discussion of where the lights and cameras might be placed.
2. Short Term Solutions to graffiti/damage problems on the Tecolote Meadows: The benches will be painted and matching paint will be kept on hand for follow up graffiti clearance.
3. Back Up Generator at the Community Center Project: Per County set back regulations, the location of the generator will be moved. Noise is another consideration. The County permit will require no more than 65 dB levels at the property line. A survey to find the property line may be required.

POLICIES COMMITTEE REPORTS:

1. Parks and Recreation Use Policy and Application: President Taylor presented a revised Policy. After some discussion, further revisions will be made and the final document will be placed for adoption on the November meeting agenda.
2. EMID CC&Rs: EMID current CC&R document prohibits EMID lots from being split. Discussion was held regarding how our CC&Rs might mitigate forced compliance with new legislation, Senate Bill 9, that allows for four separate units to be built on "almost any" lot in California currently zoned Single-Family Residence. Staff was directed to request legal counsel to draft language to include in the CC&Rs limiting the number of residential units to what the County currently defines as allowed before the Bill was passed and before the County sets new guidelines and regulations.

FINANCE OFFICER'S REPORT: Director Menna presented the Finance Officer's report, including information regarding the County Treasury Fund Balance, and Budget Reports for FY 2020/2021. Staff will request \$50,000 transferred to EMID Checking Account.

ALLOWANCE OF CLAIMS: Director Menna moved approval of the claims to be paid in the amount of \$17,547.74. The motion was seconded by Director Duncan and passed unanimously. (5-0).

MANAGER'S REPORT: The report was read into the record, including correspondence, regulations compliance and reporting, maintenance and repairs. The annual on-site audit field work will begin October 27 and conclude October 28.

NOVEMBER AGENDA ITEMS:

Committee Reports:

1. Community Safety Committee
2. Policies Committee
3. Finance Committee
4. Mission Statements of said Committees to be reviewed.

DIRECTORS' COMMENTS:

1. Director Menna reported that packages were stolen from his mail box.
2. Director Duncan reported that our dear long time Director and resident, Dan Suchman, passed away.

President Taylor moved to adjourn the meeting at 8:49 PM.

APPROVED:

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President

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Clerk of the Board

(Seal)

