



**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, April 11, 2024**

**Open Meeting to Closed Session - 5:30 p.m.**  
**Convene to Regular Meeting - 7:00 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 Legal Counsel - Anticipated Litigation  
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code § 54956.9: Two potential cases
- B.** Conference with Legal Counsel - Existing Litigation (Government Code § 54956.9(d)(1)):  
Name of case: Concerned Citizens of El Dorado Hills Heritage Village v. Lennar Homes of California Inc., et al., Case No. 22CV0640

- C. Conference with Legal Counsel - Existing Litigation (Government Code § 54956.9(d)(1)):  
Name of case: El Dorado Hills Community Services District vs El Dorado County, et al.,  
Case No. 22CV1536
- D. Public Employee Performance Evaluation - Interim General Counsel (Government Code  
§ 54957(b)(1))
- E. Public Employee Performance Evaluation - Interim General Manager (Government Code  
§ 54957(b)(1))

**REPORT OUT OF CLOSED SESSION**

**LEGAL COUNSEL UPDATES AND ADVICE**

**INTERIM GENERAL MANAGER UPDATES**

**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:***

- 1. General District Report for March 2024 (Staff)
- 2. 2024 Calendar of Special Events (S. Montgomery)
- 3. Submittal of the Monthly Treasury Report (T. Gotro)

***Approve:***

- 4. March 2024 Summary of Director Meetings (B. DiTonno)
- 5. 2024 Calendar of Board Director Training Opportunities (B. DiTonno)
- 6. Minutes of March 14, 2024 - Board of Directors Regular Meeting - *Hybrid* (B. DiTonno)
- 7. Minutes of March 19, 2024 - Board of Directors Special Meeting - *Hybrid* (B. DiTonno)
- 8. Minor Clerical Updates to Policies 1220 - Facility Rentals and 1240 - Request for Public Records (B. DiTonno)
- 9. 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)

**Property Owner:** Marc Pulliam  
**Property Address:** 2017 Summer Drive  
**Village:** Bass Lake Village - Woodridge  
**APN:** 115-310-015  
**Case#:** 23-180  
**Violations:** Bass Lake Village Units 6-14, Section 5.01(d) - Lot Maintenance

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

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

**REVIEW ITEMS PULLED FOR DISCUSSION**

**GENERAL BUSINESS**

10. Receive and Provide Direction: Report of the El Dorado County Civil Grand Jury (M. Hornstra)
11. Consideration of Action to be Taken Concerning Proposed Ballot Initiative: *Repeal of Landscape and Lighting Assessment District Number 22 and Refund of Levied Assessments* (D. Cole)
12. Review and Award Contract: Central EDH Open Space - Outreach Contract (M. Hornstra)
13. Review and Award Contract: Bertelsen Park Renovation - Construction Contract (J. Kernen)
14. Review and Award Contract: Powerline Bike Trails - Professional Services Contract (J. Kernen)
15. Review and Award Contract: Silver Dove Bike Park - Professional Services Contract (J. Kernen)

**ADJOURNMENT OF MEETING**

**RECONVENE TO CLOSED SESSION**

Further consider or consider any matters identified above as Items A through E if not completed before start of open session.

**FURTHER REPORT OUT OF CLOSED SESSION**

*(To occur at the Regular Board of Directors Meeting scheduled for May 09, 2024)*

The next regularly scheduled meeting of the El Dorado Hills Community Services District Board of Directors is **Thursday, May 09, 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.

### **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 you choose not to observe the Board of Directors meeting but wish to make a comment on a specific agenda item, please submit your comment via email to the Clerk of the Board. You will receive receipt of your comment(s), which are forwarded to the Board of Directors, and notation will be placed into the minutes of the meeting. The Clerk of the Board is here to assist you, please call (916) 614-3212 if you need any assistance with directions to access the 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, and then any virtual participants will be called upon.

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

If any person(s) 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 person 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.

### **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.*