

DRAFT - CSA Meeting Minutes for October 5, 2022

1. **Call to Order:** The meeting was called to order by Scott Picanso. Committee members present were Joan Kingery, Georgia Cochran, Rick Fenaroli. Also present were Kimberly Villa for the CSA Administrative Support Team, Lachi Richards, Dotty Pritchard for the Supervisors Office, Christine Crawford from LAFCO, Bill Gustafson and Allison Cronk were present from LSCE, Mike Lane from SUSP, Joe Smith from Kemper Sports, as well as members of the community.
2. **Introductions:** None
3. **Public Comment:** Rick Fenaroli would like to have the TV monitor on the agenda for next meeting.
4. **Approval of Minutes from August 3, 2022.** Moved and seconded to approve minutes with changes.
5. **Report from Supervisor Sandys Office:** Supervisor Sandy sends a thank you to the CSA for the work they have accomplished this year, especially for the water projects.
6. **Discussion and Action Items:**
 - a. **Report out from Golf Sub-Advisory Committee Meeting:** Kemper reported that they missed the budget for number of rounds by about 1,000. Kemper said rounds were down due to poor course conditions and poor customer satisfaction. Kemper reported that the greens are improving after the last aeration, they are firmer and they have been over seeded and they are waiting for the grass to sprout. Golf carts are not charging properly, partly due to lack of past maintenance of adding water to the batteries and the number of old batteries. Nest has 4 current inquires for booking.
 - b. **LAFCo Municipal Service Review:** Christin Crawford was present from LAFCo and let everyone know that they are in the process of starting a Municipal Service Review for Wildwings and all the CSA's in Yolo County. The purpose of the review is to see that the services being provided are adequate. LAFCo will also look at other management alternatives like a CSD, in addition to water and drought issues, WWTP issues, and golf course issues. They will provide fresh eyes to problem areas. They will also look at whether other properties should be annexed into Wildwings such as the Watts airport. Comment was made that they would like outside (community) input to the report in addition to the county input.
 - c. **Update on Pintail Pump Lowering:** One bid was received and it was 40% over the budget. The bid was rejected due to budget constraints. The engineering company LSCE will reevaluate the project to see if the project should be rebid at a later date.
 - d. **Update on Wood Duck well site:** The well drilling was awarded to the Road Runner well drilling company and they plan to start work in December 2022. A

meeting was held with the Wood Duck residents to get their input on the esthetics of the site. LSCE presented a site plan for the new pump station. A board member suggested moving the access road more to the west side of the site. Supervisor Gary Sandy would like to hold a ground breaking ceremony at the beginning of the project.

- e. **Update on water and wastewater operations:** Mike Lane from SUSP presented a summary report of operations for water and wastewater. All the water meters have been installed but the software has not been updated by the vendor yet. The WWTP is handling on average about 51,000 gallons per day.
 - f. **Current Status of Wells/Water levels:** Water levels are starting to rise in both wells however, water levels in the wells need to rise by many feet over the winter to get back to where the wells were this past spring.
 - g. **Update on Meter Replacement Project and new billing program:** The meters need to have all the new meter accounts added to the software. A new billing program has been selected and it will be UB Max. Residents will be able to check their water usage on line. The county will look at different portals in the future for better access for the residents. There was a suggestion that classes be held for residents on how to access their water use information on line.
 - h. **Update on regionalized water feasibility study:** The county has received grant funding to look at the regionalization of the water supply between Wildwings, Madison, Esparto, and the City of Woodland. RFP's will be accepted till Oct 11, 2022. Esparto just received a grant for 3.8 million to upgrade their water system connections and to increase their fire suppression pressures.
 - i. **Update on water/wastewater fee study RFP:** The last fee study was done in 2018. A new study is needed. The new study will be looking at charging residents based on water usage rather than the flat rate plus overages that is the current structure.
 - j. **Update on Drainage Agreement with Watts Airport and Flyers Club:** A draft drainage agreement was presented to the board for review. The board was fine with the agreement as presented. Drawings will be included in the final version.
 - k. **Action Regarding Contract Management for Golf Course:** There was a discussion among the board and the residents regarding the problems at the golf course (course conditions, low player satisfaction, losing revenue, etc.) Several people presented problems they had seen on the course, some volunteered their services, and most pointed to better management as the solution. A vote was taken and the motion was approved unanimously to have county staff enter into negotiations with Kemper Sports to transition out of the current contract that runs to March 2024.
 - l. **Update on CSA Financials:** The county presented the financials to the board and there were no questions.
7. **Call for Future Agenda Items:** TV monitor from the HOA
8. **Adjournment:** at 8:45 pm

9. Next Meeting Date: December 7th, 2022 at 6:30 pm