

**Wild Wings County Service Area
Advisory Committee Meeting
April 6, 2009**

Minutes

Members Present:

Tom Andringa
Gregory Bloom
Georgia Cochran
Rick Fenaroli

Staff Present:

Regina Espinosa - Manager of County Service Areas and Special Districts,

Call To Order

Meeting began @ 6:02 PM

Review Of Minutes

The CSA reviewed and approved the minutes from the last meeting.

Motion – Cochran

Second – Andringa

Ayes – 4

Nays – 0

Supervisor Chamberlain's Office

No one was present

Public Comments

None

Old Business

Budget -

Espinosa presented the current fiscal year budget with spending through March, 2009. Account 488 (Water) shows actual spending of \$190,478 YTD vs. budget of \$300,014. Account 487 (Sewer) shows actual spending of \$194,981 YTD vs. budget of \$370,906. It appears at this time that both budgets will be able to fully fund their capital reserve accounts. Espinosa also presented the Committee with the General Ledger recap indicating approximately \$460,772 funds in Capital Reserves.

Andringa and Espinosa will meet prior to May 4 meeting to craft the 2009-2010 operating budget. Budget will be presented to the Committee for review on May 4. Staff needs to submit the tentative budget to finance on May 11.

Water Flow -

Review of corrected water flow data for 2008 was reviewed. An error in the calculations was discovered when Committee met with CalAm at the WWTP in mid-March. CalAm has since revised the data for 2008 and 2009 to reflect actual water distribution.

2008 Summary (July – Dec)

249,000,000 gal fresh water pumped

96,000,000 gal fresh water treated = 46 % total

28,000,000 gal for residential = 31% total
74,000,000 gal for Lakes = 31% total
74,000,000 gal for Golf Course = 28% total
Approximately 8% is unallocated (treated) and 2% is unknown (missing)

During the Committee review with CalAm it was also discovered that water meters for the pool and common landscape areas had never been recorded. The estimated loss is approximately 5% of the total water consumption or roughly 1,250,000 gal annually. Cal Am has been requested to read these meters and a determination will need to be made what/how to account financially for the water use.

Espinoza reported that water usage statements have not been mailed since November, 2008. Residents can expect a water statement in May, 2009 and an annual report/assessment in July, 2009 for those residents who exceeded the 250,000gal annual usage.

Espinoza also reported that Central Valley Engineering had been awarded the contract for background water monitoring and had presented their report to SWQCB in January, 2009. Cost was \$12,400 vs. original estimate from another vendor of \$33,000. State is currently reviewing the report and a response is expected back in approximately 6 months. It is expected that in 2010 we will request SWQCB to permit monitoring well sampling to be conducted annually, rather than quarterly. It was also mentioned that until sampling could be done annually quarterly monitoring would need to be budgeted for.

New Business

Golf Course -

Bill Shubert presented an update to the Advisory Committee on progress with opening the course. The RFP sub-committee has met several times and it was reported that Kemper has now established banking/financial accounts. Shubert mentioned that the existing facility was never licensed to serve prepared food and that Kemper is reviewing that situation. Kemper has hired 4-5 employees to prepare the course and weed spraying, greens aeration, and mowing are in progress. They have also hired/transferred a General Manager – Jim Wagner.

A general meeting for residents will be held on April 23 at Yolo Fliers Club to discuss the golf course opening and answer questions from the community.

The Advisory Committee discussed the governance of the golf course and again unanimously agreed that the course should be directed by a sub-committee of the existing Advisory Committee. Reasons stated were 1.) Financial flexibility, 2.) Golf course acts as wastewater disposal area, and as such is part of the WWTP system, 3.) Advisory Committee has previously formed sub-committee's answerable to Advisory Committee, 4.) Single reporting structure to Board of Supervisors, 5.) Single set of goals in operation of the CSA.

Espinoza stated that Staff is exploring the options for governance of the golf course and is waiting for public comments from the April 23 public meeting as well as formulating a comprehensive recommendation to provide to the Board of Supervisors.

The Advisory Committee stated that they already have a governance plan and do not understand why Staff is delaying their recommendation for a sub-committee? Cochran queried what Staff expected to learn from public comments at the meeting and why Staff would delay a recommendation? The Advisory Committee has already discussed a

governance plan and timing to implement. The Committee is ready to move forward with implementation and doesn't believe there is merit in waiting until June for Staff to submit their own plan. Espinoza responded that as per Board of Supervisor approval on March 10, 2009 staff was directed to return to the Board of Supervisors with a recommendation on the governance model for the Wild Wings Golf Course prior to June 30, 2009.

The Advisory Committee stated that Staff was only directed to return with a plan, because Staff told the BOS what they wanted to do as part of the consent agenda. Staff as well as the District Supervisor are making attempts to hear all recommendations regarding governance structure within the Wild Wings Community. The April 23 community meeting would be an ideal time to hear community comments regarding governance prior to making any staff recommendation. Again, there was general disagreement with Staff's approach from the Advisory Committee. Members of the public present at the meeting also expressed the opinion that the community would be best served having a sub-committee that reported to the Advisory Committee. Members discussed Measure O items. Fenaroli reported that he had personally discussed this with each Supervisor (except McGowan, scheduled for April 8) the desire for County to waive interest and penalties on property taxes if the CSA repaid the back property taxes within 180 days. Fenaroli also met with Tax Collector Newens and County Council Drivon and Pogledich. Espinoza said the topic would be brought before the BOS on April 21. Espinoza also presented a chart indicating disbursement of funds with and without interest/penalties.

Motion to recommend to the Board of Supervisors that they waive the interest and penalties for the property taxes and permit transfer of Capital Reserve funds in the amount necessary to repay said taxes without interest and penalties.

Motion – Fenaroli Second – Cochran Ayes – 4 Nays -0

It was agreed that Bloom and Fenaroli will attend the April 21 Board meeting and personally request said motion. Depending on timing, Bloom and Fenaroli will also request the Board to approve formation of a sub-committee, reportable to the existing Advisory Committee, as per the February 4, motion and vote. It was noted at the meeting that Staff never presented the Board with the Advisory Committee recommendation from February 4 that recommended formation of a sub-committee that reported to the Advisory Committee.

May Meeting Agenda Focus:
Golf Course Update
Cal Am Water Capital Projects Presentation
2009-2010 Budget Plan – (Andringa to work with Espinoza)
Potential Transfer of Budget Funds
Water Balance Report Update
Golf Course Governance

Next Meeting Schedule
Monday, May 4

The meeting was adjourned at 8:05 PM

Motion – Fenaroli Second – Bloom Ayes – 4 Nays -0