

GROUND SQUIRREL HOLLOW COMMUNITY SERVICES DISTRICT

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MINUTES of the REGULAR MEETING of the BOARD OF DIRECTORS held on March 12, 2025

1. Call to Order, Flag Salute and Roll Call:

President McCamy called the regular meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll Call: President McCamy, Vice President Wilcox, Director Fulmer, Director Martinson and Director Duckworth were in attendance. Manager Gilmore was also present, along with District Bookkeeper Cathy Turner, and several District residents.

2. Public Comment: None.

3. Old Business:

- A. Entry Signs: GM reports that four signs are being produced by Trevor Tindell, of SignHere101, at no cost to the District.
- B. Culvert Inventory: New to the list, GM and President McCamy both report no progress on this item.
- C. Quickbooks: Also new to the list, Director Fulmer reports difficulty with the data files. Director Wilcox will help try to figure out what happened and where they went. GM reports looking at whether Quicken could use the old data and meet the District's needs, but Quicken cannot use the data from Quickbooks. Director Fulmer suggested the District get a credit card for paying small expenses like the monthly \$35 charge for Quickbooks. Director Wilcox mentioned the fee could be paid 12 months at a time rather than reimbursing each month.

4. Consent Items:

4A Minutes from February 12, 2025: No corrections noted.

4B Treasurer's Report: GM presented a summary report for the month of February. District Funds on hand at the end of February include \$334,491 in the checking account (\$57,883 in the Chip Seal Acct.) and \$16,925 in the Reserve Account. The ending balance for all funds was \$410,000 resulting in a decrease of just over 16,000 from the prior month. Funds available for road work is estimated to be \$308,011.

4C Invoices to be approved for payment from January:

Dan Gilmore	\$1440.74	GM Services for February, Inv. #106
Catherine Turner	\$200.00	Bookkeeping Services for February, Inv. #120

Pam Fulmer	\$35.00	Reimbursement for Quickbooks
SLO County Clerk	\$2,845.18	2024 Election Expenses
Chris Giminez, Cyber Scribe	\$50.00	Minor Website Updates-Programming
Total	\$4,570.92	

A motion was made by Director Fulmer and seconded by Director Duckworth to accept and approve the consent items. These include agenda item 4A - the Minutes from February 12, Treasurer Report for February, and 4C - Invoices to be Paid from February. Motion passed by unanimous voice vote (5-0).

5. General Manager Report:

GM reports that a tax default lot on Black Tail was being offered to the District to purchase. Further research revealed that this was the same lot the District rejected a year or so prior. It was rejected due to a large amount of liens still attached to the lot.

6. Correspondence Received:

GM announced receipt of a CSDA publication advertising Legislative Days in Sacramento.

7. DISCUSSION ITEMS

7A. Permit Status Report:

New Permits:

5731 Lone Pine, GM was contacted by owner Cleve Robinson, about plans to build a pool. GM will review plans to see if a fee waiver agreement would apply.

5991-3 Silverado, APN 015-142-036, RBLD2022-00332, new construction occurring. County shows permit for 2nd residence, with garage and “workshop”. County notified that they need District permit. County placed hold on permit until it is cleared.

5707 Reindeer Place, APN 015-242-022, RBLD2024-00464, Kevin Kahn, owner. He is building a new residence and accessory dwelling. We received his permit fee of \$1,500.

5255 Maverick, APN 015-293-039, RBLD2024-00178, Dennis Schmidt, owner’s rep. New modular home, GM has site plan. **\$1500 permit deposit was received and deposited on December 23, 2024. GM received a request from the owners to issue final approval on their permit. GM met the owners at their property, which is behind the chain, and realized they had not completed improvements to Maverick and Fox Ridge in accordance with the older original plan, which requires District standard chip seal surface. Owners were not expecting this work to be required, even though the plan was part of their permit application package. The owners agreed to do the work, but have funding and timing issues. They may seek a Temporary Certificate of Occupancy so that they can move in prior to completing the road work.**

Director Wilcox reports a lot at the top of Play Doe is being staked out for development.

Active Permits with ongoing work:

5895 Forked Horn, 015-143-019, Deb Stilson, accessory building (barn/shed), issued Fee Waiver Agreement, County PMTR2021-00184, deposit paid. Project still at 50%, Status indicated as “on hold”.

5950 Black Tail, 015-143-036, Peter Lopez, PMTR2019-02432, \$1,500 permit deposit paid. Project still shown as 65%.

5880 Forked Horn, Peter Lopez, 015-143-022, County PMTR2019-02436, \$1,500 permit deposit paid. Initial activity will be to rough grade a driveway so the well driller has access. Project at 51%.

1850 Mulberry, 015-331-012, County PMTR2020-01065. Vollucci, owner. Paid \$1500 fee. Project is at 70%.

5905 Forked Horn, APN 015-143-028, RBLD2022-00014, 00013; Staff is in contact with owner’s rep and County, we have site plan, \$1,500 permit fee paid. Permit issue release sent to County. Project includes new residence and new secondary residential unit. Main house is at 21%, accessory dwelling is at 11%.

5825 Black Tail, APN 015-143-010, RBLD2022-00276, Same project rep as 5894 Black Tail, we have site plan and have made comments, \$1,500 permit fee/deposit was received in May. Release was sent 8/5/23 for permit issuance. This lot is at the easterly end of Black Tail. Other lots are developable and need access, but the District’s right-of-way may not be suitable due to topography. Project will include paved extension within the District right-of-way. Project is at 24% completion.

5640 Forked Horn, APN 015-242-016, Van Luit residence, applicant has submitted site plan for new residence and sent \$1,500 permit deposit. Project has “Pre-App” status at County.

Enforcement of District Encroachment Regulation:

-5745 Silverado, county code enforcement action for early grading. Erosion control installed. owner expected to get county permit for further work. In recent road survey, noted extensive damage to the surface of Silverado. Appears to be deep trailer or equipment scrapes. CODE2019-00506 has been finaled. No new permits on County website.

-5858 Black Tail, 015-144-015, President McCamy noted substantial grading activity, County has not issued a permit. GM Filed a complaint in February. County website now indicates code enforcement action in progress; CODE2022-00055.

-East end of Black Tail, the trail at the end of the road has been providing access to an undeveloped lot that is otherwise landlocked. This access is outside District Right of Way. Someone appears to be illegally living in an RV or other structure.

7B. Monthly Road Evaluations:

GM working on a Request for Proposals to repair the middle section of Ground Squirrel Hollow Road, from Lone Pine to Forked Horn. The plan is to solicit proposals with alternate approaches; a typical skin patch of the low lying areas with a chip seal on top versus a grind and pavement overlay as was done on the upper section of Ground Squirrel Hollow Road.

8. Director/Manager Comments:

GM reminded the Board that May and June will include our two-step process for collecting our Road Maintenance Tax and Chip Seal Assessment.

Director Wilcox reiterated that our bank balance in excess of \$200,000 was cause for concern, due to Pacific Premier Bank having us acknowledge that some of their deposits have been invested in a real estate fund for property in San Francisco. GM was directed to agendize this issue to determine whether the District should open a second account at Chase Bank for the excess balance, or switch entirely to Chase Bank.

Director Duckworth provided an update on the water basin. Bruce Gibson is leading a group that plans to form a Joint Powers Authority (JPA) to manage or influence water use and possible export, and charge property owners a fee for their activities, which circumvents State of California guidelines for Groundwater Basin Management Agencies, as well as the process for establishing taxes to fund such activities. The JPA would be subject to a majority protest. GM reports that for such a protest to be successful, more than half of all affected property owners would be required to protest. This is a very difficult number to achieve and would require **more than 50% of all property owners** overlying the basin to be knowledgeable on the subject and register a protest.

9. Adjournment

President McCamy announced that the meeting would be adjourned in honor of Michael T. McNellis, who passed away recently. Director Duckworth made the motion to adjourn the regular meeting, and was seconded by Vice President Wilcox. The motion passed by unanimous voice vote (5-0). The meeting was adjourned at 7:58pm.

The next regular meeting of the Board of Directors of the Ground Squirrel Hollow Community Services District will be held on Wednesday, April 9th at 7:00 p.m. at Fire Station 50 in Creston.

Respectfully submitted by:



Dan Gilmore, General Manager
Recording Secretary