

A meeting of the Board of Directors of the Edgemont Community Services District, held at the Edgemont Community Center, was called to order at 7:06 p.m. by Mike Addie, President. Those board members present were Mike Addie, Crystal Smith and Moses Taylor Jr. Those members absent were Brenda Addie and Cheryl Franklin. Also present were Edward Mackey, attorney, Sandra Leer, attorney, Sam Gershon, engineer and Jessica Pfalmer, general manager.

Approve Minutes of October 24, 2019 – Crystal moved to approve the minutes, Moses seconded, motion was carried.

Public comment – There was no public present.

Legal - The only legal items are in closed session.

Engineer – Sam passed out a memo regarding the engineering items
Sewer repair and replacement projects – status – The project is out to bid. They expect to bring the bids to the December meeting.

The Quarter offsite sewer closeout – approval of full release of off-site sewer and return of cash bond

Clubhouse lighting – status – The lighting project was finished, but the City of Moreno Valley had some corrections. Webb and the contractors are negotiating the costs for this issue.

Cheryl arrived at the meeting – 7:14 p.m.

Freeway Business Center offsite sewer – status – Sam explained the issues that the developer has run into with conflicting utilities. There is a possible solution that they are continuing to work out.

After Sam summarized the items, they went back to The Quarter Offsite Sewer Closeout. Sam passed out a letter that he prepared for the Board of Directors. Because all of the close out check-list items are completed to the engineer's satisfaction, they recommend acceptance of the off-site sewer facilities and the release of the good-faith deposit of \$100,000 to Day and Eucalyptus Street, LLC. Crystal moved to accept the off-site sewer facilities and release the good-faith deposit of \$100,000 to Day and Eucalyptus Street, LLC, Cheryl seconded, motion carried.

Information item - Sam explained to the Board that there is an EDU shortage on one unit within The Quarter project, Country Kitchen. The developer's representative was asked for the money to cover the EDU shortfall on several occasions and he stated that they would. After the most

recent request for the funds, he stated that the lessee, Country Kitchen, was responsible for that cost. Country Kitchen's owner was contacted regarding the shortfall. They have stated that they will not pay it because it is the developer's responsibility, Since no payment has been received and both parties have indicated that they will not pay for the shortfall, Jessica is sending a letter to the City of Moreno Valley asking for a stop work order on this project. However, if the City of Moreno Valley chooses not to issue a stop work order, Ed may need to address this issue through the legal system.

Administration

Submission of "No Spill Report" to State Water Resources Control Board – report was submitted as required

District emails – Discuss options for District email addresses for Board and staff – Jessica is not ready to provide the Board with options on this yet.

Monthly update – other items – There were no other items this month.

Open session ended: 7:38 p.m.

Closed session opened: 7:39 p.m.

Closed Session –
Claim against the City of Riverside
TDS levels

Jessica left the meeting at 7:50 p.m.

Benefits – retirement and health insurance

Closed session ended: 8:50 p.m.

Open session report:

Claim against the City of Riverside - No action was taken.

TDS - No action was taken

Benefits—retirement and health insurance. The Board agreed that the District shall enroll its only employee, Jessica Pfallmer, in PERS Defined Benefit Plan with 100% retroactivity to date of hire. The Board agreed that the District will pay Health Insurance Benefits for Employees in a plan of

Employee's choice as offered through PERS at 90% of monthly costs of Plan to a maximum of \$1,600 per month. The Board authorized Mike to sign all documents required by PERS in furtherance of these motions. The Board agreed that the District will pay 90% of the cost for Board Members Health Insurance Benefits available through PERS to a maximum of \$1,600 per month for a Plan selected by a Director. The Director shall pay the balance of the monthly premium by payroll deduction.

Adjourned: 8:54 p.m.

Respectfully Submitted,


Jessica Pfalmer
Secretary