

MINUTES OF THE SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
SANTA LUCIA COMMUNITY SERVICES DISTRICT
JUNE 3, 2026

The special meeting of the Board of Directors of the SANTA LUCIA COMMUNITY SERVICES DISTRICT was held at Forrest Park Corporation Yard, at the Santa Lucia Preserve, 121 Rancho San Carlos Road Building A, Carmel, California, at 10:00 A.M. on Wednesday, June 3, 2026.

Call to Order. The meeting was called to order at 9:02 a.m. by President Mark BOITANO.

Roll Call. The following Directors were present: Mark BOITANO, Jack PEAT, Melissa THORME, Cary WHITFIELD, and Ron EASTMAN. Also present was Shaw PICK, District General Manager; Nick SANTY, Preserve Company CFO; Karen BAXTER, Preserve Company CEO; Phil PENKO, Director of Security; and Aaron DULA, Public Works Director.

Joining via ZOOM: Carl SCHACHTER, Advisor; Aimee DAHLE, District Executive Assistant; Brian PIERIK, District Counsel; Emily AIKEN, Fire and Fuels Management Specialist (Joining at 9:07 A.M.); and Mark MANDELL, District Municipal Counsel (leaving at 9:19 A.M.).

Public Comment. None.

Approval of Minutes. None.

Local Goals and Policies for Community Facilities Districts.

District Counsel Mark MANDELL presented Resolution No. 26-05, explaining that adoption of the Local Goals and Policies was the first statutory step required to establish the proposed Road Quality Community Facilities District under the Mello-Roos Community Facilities Act. Counsel reviewed the purpose of the amendments, public noticing requirements, protest procedures, tax allocation methodology, annual adjustment provisions, and election timeline. The Board discussed parcel allocations, treatment of Conservancy-owned parcels, and several minor revisions to the resolution before adoption. Upon motion by Director THORME and second by Director PEAT, the Board unanimously adopted Resolution No. 26-05 as amended.

Establish Community Facilities District No. 2 (Road Quality)

District Counsel Mark MANDELL reviewed the Resolution of Intention establishing the framework for the proposed Road Quality Community Facilities District. Discussion included the public hearing process, mailed notices, written protests, election procedures, the proposed fifteen-year financing period, annual tax adjustments, and continued community outreach prior to the November election. Staff emphasized transparent communication with property owners throughout the process.

Upon motion by Director THORME and second by Director EASTMAN, the Board unanimously adopted Resolution No. 26-06.

CAL FIRE Grant Application

Ms. AIKEN presented a request for authorization to apply for approximately \$700,000 in CAL FIRE grant funding to expand the District's mastication program. The grant would fund an additional remote-operated masticator and a dedicated operator while complementing the District's planned purchase of a multifunction excavator to support roadside vegetation management, drainage maintenance, storm response, and fuels reduction. The Board discussed equipment capabilities, long-term maintenance needs, opportunities for cost recovery through private-property work, and the Preserve's strong competitiveness for grant funding due to its Fire Risk Reduction Community designation and partnerships with CAL FIRE. Upon motion Director THORME and second by Director WHITFIELD, Resolution No. 26-07 was unanimously adopted.

General Managers Report.

Mr. PICK presented a preliminary overview of the proposed FY 2026–2027 budget. Discussion focused on administrative cost allocations, SDRMA insurance estimates, fuel costs, reserve projections, and the District's five-year financial plan. Staff reported that the current fiscal year is expected to conclude slightly under budget, while the proposed budget reflects temporary cost pressures that may slow, but not derail, long-term reserve goals outlined in the 5-Year Plan. Additional discussion addressed labor rate adjustments, staffing changes, Gatehouse and Security integration, overnight staffing, and operational efficiencies. No formal action was taken; staff will return with the finalized budget for Board consideration at the July 22nd regular board meeting.

July Meeting Date

After discussion on future meeting dates, Director PEAT made a motion to formally move the July 21, 2026 meeting to July 22, 2026 (location and time to remain the same). A second was made by Director WHITFIELD with the Board unanimously adopting the new meeting date.

Citizen's Advisory Committee Comments. None.

Adjournment. There being no further business to come before the Board, upon motion and second (THORME/PEAT), roll call, and a unanimous vote, the meeting was adjourned at 10:38 A.M.