

MINUTES OF A PUBLIC MEETING OF THE LADERA RANCH CIVIC COUNCIL (LRCC)

February 26, 2018

A regular meeting of the Ladera Ranch Civic Council was held February 26, 2018 at the Rancho Santa Margarita Water District Building on 26111 Antonio Parkway. The meeting convened at 7:04 PM with the following members present.

ROLL CALL:

Council Members Present: Vice-Chair, Gary Kephart
Treasurer, Amir Arbabi
Secretary, Margaret Novak
Councilmember, Joe Brenneman
Councilmember, Michael Ellzey

Council Members Absent: Chair, Stephanie Ramsey

Council Administrator: Absent

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Councilmember Ellzey.

PUBLIC COMMENTS:

There were two members of the public in attendance, including Mr. Dan McCray and Mr. Todd Stearns. Neither individuals submitted a speaker request form.

PRESENTATION(S):

1. PRESENTATION FROM LARCS AND LARMAC:

Mr. Ken Gibson, General Manager of the Ladera Ranch Maintenance Corporation (LARMAC) provided several updates, which included the following:

In recent months, the LARMAC Board of Directors approved a solar array to be installed at the Cox Sports Park along one sideline (in the area of current benches and covers). After evaluating five to six different locations throughout the community, the LARMAC Board selected Cox Sports Park because the energy needed to run that facility largely occurs during the evening hours and energy

generation from the solar panels occurs during the day. Electricity costs for Cox Sports Park are approximately \$100K annually and the return-on-investment (ROI) is approximately five years. Long-term savings to LARMAC will exceed \$1 million. EcoSolargy (selected vendor) has ordered all materials and installation is planned for the June/July 2018 timeframe. The LARMAC Board wants to work around soccer season, which starts in August. Given LARMAC's commercial status, the Association is not eligible for rebates normally available to residential consumers.

LARMAC is also in the process of painting many of the common area amenities/facilities throughout the Association. The project started in January/February 2018 and completion is anticipated in mid-May 2018.

A homeowner street tree trimming schedule (by quarter) is now available on Ladera Life (www.laderalife.com) if homeowners are interested in seeing when their street is scheduled to be trimmed. Neighborhood Representatives and residents will continue to be notified of tree trimming activities on their street in advance of the project. All projects generally occur after 8:00 AM and school schedules are taken into consideration when being planned.

A large landscape improvement project has been started along Narrow Canyon, near the Community Garden. A lot of the project area has parking, so many of the existing plants along sidewalk buffer areas have been trampled by people exiting their vehicles. The existing plant species, Myoporum, is not the hardiest plant type for these conditions, so LARMAC is replanting it with Carisa. Many of the London Plane trees in this area have also struggled to remain health and will be replaced with a few other different tree species. LARMAC is working its way from the south to north end, and the project is anticipated to be complete in March/April.

Pool re-plastering is in the works at the Covenant Hills and Creighton Plunge pools, which have officially been closed through early May 2018.

Cox Communications (Cox) is the provider of internet service throughout Ladera Ranch and LARMAC is at the mid-point of its three-year agreement. Cox is in the process of changing their tiered internet service, which has resulted in Ladera Ranch residents receiving higher speeds at no additional charge. Homeowners who are not receiving these faster speeds should contact Cox directly to upgrade their modems since the issue is likely related to hardware being outdated. A link is provided on the Ladera Life website, which identifies the modems that are required and/or compatible with the upgraded internet speed.

Councilmembers Ellzey and Brenneman asked for clarification between the services provided by LARMAC and LARCS, specifically how each of the respective organizations generates revenues.

Mr. Gibson described that LARMAC's revenue stream is from the monthly dues paid by homeowners. There are five cost centers throughout Ladera Ranch (e.g. Master, Covenant Hills, Front Yard SBA, Slope 1, and Slope 2). LARCS is funded by a separate community enhancement fee of 1/8 of 1% on new home sale and 1/4 of 1% on resale of homes, paid for by the buyer. The funds are kept entirely separate from LARMAC funds. This type of funding mechanism is a developer-based initiative that provides for a community-based lifestyle that continues on in perpetuity. There are approximately 12 community partners (e.g. Cox Communications) that LARCS also partners with to fund various community-based programs.

Councilmember Arbabi asked about water runoff in the area of Dorrance Street and areas of O'Neill Parkway (near Oso Grande School where the new homes are being built) – specifically if there are any plans to alleviate water runoff in that area.

Mr. Gibson indicated that water runoff in the area of Dorrance Street is being evaluated right now and that LARMAC is obtaining contractor bids. There was further discussion about the trail area needing to be re-stabilized, which is something typically completed on an annual basis. This has already been noted in a work order. A longer-term plan to address this annual issue is on the docket to be evaluated in the Spring 2018.

Councilmember Kephart thanked Mr. Gibson for attending and inquired about trees along Crown Valley Parkway that have now been trimmed and the Canyon Trail area in Oak Knoll, which has problems with irrigation. He also inquired about weeds in the trail head access point located immediately off of Benjamin Drive.

Mr. Gibson indicated that the Canyon Trail in Oak Knoll was originally hydroseeded by the developer with a mix of plants to entice prospective buyers. He noted that the irrigation has not been used in many years since its only purpose was to water the original hydroseeded plants.

Mr. George Blair, Assistant General Manager of Ladera Ranch Community Services (LARCS), also provided an update. LARCS has a separate Board of Directors from LARMAC and a team of six staff who are responsible for communications within/with the community and managing all community events (e.g. July 4th).

LARCS oversees publication of the "Roots & Wings" magazine, as an example. Advertisements were intentionally removed so it could be refocused on homeowners' news instead, along with articles from LARMAC, LRCC, and the Ladera Rancho Chamber of Commerce.

The "Ladera Happenings" e-news publication was recently combined with the e-blast from LARMAC. The focus is what's going on in Ladera Ranch and how people can get involved as a volunteer.

The Ladera Life website was revamped and launched about a year and a half ago. LARCS acknowledges that the website will be updated in phases. Phase 2 and 3 enhancements are still forthcoming.

Upcoming LARCS events include the Spring Celebration on Saturday, March 24, and the annual Garage Sale/Go Green events (two separate events on the same day) on April 21. The 4th of July Celebration is currently being planned along with the first Summer Concert in July.

Councilmember Ellzey indicated that he is newer to the LRCC and is interested in maintaining a very positive relationship between LRCC, LARMAC, LARCS, and the Ladera Ranch Chamber of Commerce. He wants to ensure LRCC's role is clear to other organizations so we can be helpful to the community long-term.

Councilmember Novak asked if LARCS' budget is ever made available to the public.

Mr. Blair indicated that it can be made available by request. He also indicated that LRCC will have space for an advertisement in the next "Roots & Wings" publication.

2. REPORT FROM THE ORANGE COUNTY SHERIFF'S DEPARTMENT:

No representative from the OC Sheriff's Department was present. It was noted that Lt. Wang will be retiring and a replacement has not yet been identified.

CONSENT CALENDAR:

3. JANUARY 22, 2018 MINUTES FROM THE LADERA RANCH CIVIC COUNCIL (LRCC) PUBLIC MEETING:

Resolution: Approve consent calendar, including minutes from LRCC's Public Meeting held on January 22, 2018.

Motion: Councilmember Ellzey

Second: Councilmember Novak

Vote: Passed – Unanimously

DISCUSSION/ACTION ITEMS:

4. APPOINTMENT OF EX-OFFICIO (NON-VOTING) LRCC MEMBER:

The LRCC discussed the appointment of Mr. Jett McCormick as an Ex-Officio (non-voting) Member of LRCC, for the duration of his remaining term. The change in his level of participation is due to his move from Ladera Ranch to Coto de Caza in 2017. Unfortunately, Mr. McCormick did not attend the meeting.

Resolution: To consider appointment of Jett McCormick as an Ex-Officio(Non-Voting) Member of LRCC for the remainder of his existing term.
Motion: Councilmember Ellzey
Second: Councilmember Brenneman
Vote: Not Passed – Unanimously

5. LADERA RANCH CIVIC COUNCIL VACANCY:

LRCC discussed the need to publicize and more actively connect with members of the Ladera Ranch community who may have an interest in the 7th voting seat now available due to Mr. McCormick’s departure from LRCC.

Resolution: No motion required. LRCC agreed to continue publicizing the open position and process for recruitment.

6. CIVIC COUNCIL COMMITTEE UPDATES:

Local Governance Committee – Councilmember Novak provided an update on the upcoming meetings with LAFCO (March 8, 2018) and Orange County Supervisor for the 5th District, Lisa Bartlett (March 12, 2018), as well as her efforts to connect with State Senator Pat Bates to understand her “lessons learned” from when the Senator, in her previous local agency role, championed Laguna Niguel’s efforts to incorporate in 1989. The environment for incorporation has changed substantially between then and now, but there is much LRCC can learn relative to outreach, education, and collaboration between residents and various community-based organizations. Councilmember Novak also invited Todd Stearns to present at monthly LRCC Meetings w/ updates from the Chamber of Commerce.

Traffic & Safety Committee – Councilmember Arbabi asked resident Mr. Dan McCray if he had any update from the County of Orange regarding his proposed striping enhancements at Crown Valley Parkway and Cox Sports Park. Councilmember Novak will include this item on the next LRCC Working Group Meeting Agenda. Councilmember Ellzey asked about traveling east on Cecil Pasture when making a right onto O’Neill Parkway, in the area of the dog park. It is currently a “no turn on red.” He requested Councilmember Arbabi to investigate the need for this no-turn on red regulation.

CIVIC COUNCIL ADMINISTRATOR REPORT

No update. Mr. Tomaino was not present due to a meeting conflict.

CIVIC COUNCIL COMMENTS:

Chair Ramsey – Absent.

Vice Chair Kephart – No comments.

Treasurer Arbabi – Provided an update on the General Liability insurance and indicated that the policy coverage is sufficient. Councilmember Arbabi requested that SDGE be invited to an upcoming LRCC Public Meeting to discuss power outages and plans to address longer term (specifically requested a Government Affairs person to be present.

Secretary Novak – Requested all LRCC Councilmembers to review the Action Item log and to be prepared with updates at the next LRCC Working Group Meeting.

Councilmember Brenneman – No comments.

Councilmember Ellzey – Provided an update on the SMWD Board Member about the \$600 Room Rental Rate.

ADJOURNMENT:

The LRCC Regular Meeting was adjourned at 8:21 PM to the next Public Meeting on Monday – March 19, 2018. Meeting information will be posted on LRCC's website at www.lrcivicouncil.org.