



The voice of our community

**Board Meeting**  
**June 11, 2024 – 4:00 PM**  
**MINUTES**

**I. Call to Order 4:02 PM by Chair Black- Roll Call and Establishment of Quorum**

**Present:** Babbitt, Black, Denson, Gerlach, Kemp, A. Miller, M. Miller, Newquist, Serrani, Trosky, Wittman  
**Absent:** Duran, Lundgren, Macfadyen, Pennino, Roden

**II. Approval of May 14, 2024, Board Meeting Minutes**

Kemp/Denson  
Motion Approved

**III. Public Comment for Items not on the Agenda-None**

**IV. Community Reports**

- 1.) SBSO Sheriff Lt. Arnoldi reported on highlights of significant incidents in the area that included public exposure of an individual, residential burglary on North Jameson where the subject was in violation of a restraining order, elder abuse and resisting arrest with bail enhancement, Channel Drive felony and warrant subject taken into custody, additional subject under warrant taken into custody on Channel Drive for speeding in construction zone under influence of marijuana with \$37,500 in cash.
- 2.) MWD-Nick Turner gave update about proposed water rate increase meeting. The rate study document is on the website. Water conservation rebates are available for landscaping as well as mulch rebate. Application on their website. There is an ongoing traffic impact while replacing water main.
- 3.) MSD-John Weigold-Reported about flow into seventy-seven pipes during storms. About fifty percent of pipes are lined to date and will start to reline the other half in September, there will be minor traffic impact. Upgrade plans are going forward while making sure concrete is strong enough without replacing. They are made to last sixty years.
- 4.) MFD Chief Neils not in attendance, ED Houghton Hyatt, read update that included announcement of four new firefighter-paramedics inducted. They will be preparing pancakes for the 4<sup>th</sup> of July community breakfast and are preparing for a weather event on the weekend.
- 5.) Amy Alzina-Cold Spring School-Reported that they had the best academic year and summer school started that includes many subjects like surfing, cooking, knitting, singing, drama, and computers. They are hosting a leader-in-me summit. Later this summer will be laying sod, and all are welcome to help.
- 6.) Supervisor Williams' Office-Darcel Elliott- Reported that the Tunnel Trail will be closed in early July and are working with planning and development to make sure there are not multiple trail closures at the same time. Flood control is hosting an open house July 9 from 5:30-7:30pm in County Planning Commission Hearing Room.

**V. President's Report- Doug Black** reported that a board of directors' member has resigned, and it has been recommended that Tom Bollay replace them. Andrea Newquist made a motion to vote to seat Tom Bollay, seconded by Mindy Denson. Motion passed unanimously.

**VI. Executive Director's Report:** ED Houghton Hyatt reported that she is keeping in touch with Supervisor Williams' office about the tunnel trail, the new website is up, montecitoassociation.org, with everything on it, there is a maximum of 35 entries for the 4<sup>th</sup> of July parade and the ability to sign-up to participate and sponsor is on the website. Headshots of the board members will be on the website. Working with each committee chair to see what they would like on their pages of the website.

**VII. Treasurer's Report-**No update

### **VIII. Committee Reports**

**a. Land Use / Transportation-** Land Use Committee meeting on June 4<sup>th</sup> covered problematic easements are the ones on properties. There is a policy to bleed the pipes every five years. The board approved allowing license agreements with homeowners.

**b. Events-**Thank you to Nick Turner with Montecito Water District for sponsoring table for water bottle refills for the parade celebration and Sheriff Arnoldi for support. Selecting the Grand Marshall was hard with so many great choices.

**c. History-**Chair Trish Davis reported many people are utilizing the History office for research. She discussed recent signed bill that requires sacred relics to be returned to tribes in California and the local natural history museum has already done so and an original bugle from the Boy Scouts in the area as well as a 1933 handbook. The office is applying for a grant from the Montecito Community Foundation for a grant for a new filing cabinet.

**d. Outreach-**None

**e. Groundwater Sustainability** None

**f. Hands Across Montecito** -Meet once a month and the group discusses walks, problems and solutions. They are looking for alternative places for housing the unhoused. Working on a fundraiser next spring.

### **IX. Conference Agenda**

i. Homeowners Insurance Availability & Solutions Kelly Weiser, The Weiser Agency  
Grace Neumann, HUB International

Question and answer format for this item. HUB International helps clients make the challenging market easier. Different ways policies can be written in California, admitted side or non-admitted side. Customers can prioritize what they would like covered and paid for-structure, contents. They can choose different deductibles for wildfire and general. Carriers are layering policies. Factors crucial to assessing a property's insurability are fire risk, market saturation and type of home, condos are more difficult to insure than homes, and occupancy of the property, rentals are harder to insure than private or second homes. Innovative solutions when challenged to find coverage include working with current carrier and negotiating a lower rate with them, renewal offers are likely better than a different company. When a property is sold, the insurance carrier may not offer a policy on the property due to not wanting to write new business in California to limit their exposure, but they need to list a reason for not offering insurance. The California Fair Plan maximum is \$3M and can layer coverage on top of it but cannot access it if an insurance company offers coverage. They recommend working with a broker and not the California Fair Plan directly. There are more insurance companies coming to the market, but it is not reducing the prices. Non-admitted carriers are coming back to California but if they go bankrupt, they are not obliged to pay the clients. Admitted carriers are regulated by the State of California and need to pay customers even if become insolvent. It is recommended that buyers ask the HOA about their insurance policies before buying a condo. There is a lot of political pressure to make insurance better.

X. Old Business-None

XI. New Business-None

Adjourned 5:30 p.m.