



Morro Hills

Community Services District

MINUTES Board of Directors Meeting

July 7, 2025, at 5:00 PM

Meeting Location: Palomares House, 1815 Stagecoach Lane, Fallbrook, CA

1 Call to Order and Roll Call (by observation):

Directors: T. Harrington ☒, P. Meehan ☒, J. Roskos ☒, Kerry Fisherkeller ☒, Jeff Walker ☒,
Officer: Treasurer G. Harrington ☒

Community Attendees: Cindy Lemke, Jerry Sarnataro, Stewart Griffin (virtual Zoom)

Director Harrington called the meeting to order at 5:03 pm

2 Additions/Amendments to the Agenda (Government Code §54954)

Director Harrington asked if any additional modifications were requested. Hearing none, the agenda was moved on.

3 Open Forum for Public to Address Board

No specific items were presented. The radar sign location was deferred to director reports. With no further comments, Mr. Harrington proceeded with the agenda.

4 Consent Calendar

[The consent calendar items are non-controversial matters voted on together by a single motion unless separate action is requested by a Board member or a member of the public.]

Director Harrington presented the Consent Calendar, supplied copies of the Minutes and went over the banking activity report. The agenda was amended to add a budget item to the consent calendar and encroachments for later discussion.

a) Approval of Minutes from board meeting April 7, 2025

Director Harrington acknowledged that the Minutes prepared by Director Fisherkeller from the previous meeting were comprehensive. After reviewing the document, Director Harrington indicated that no changes were necessary, aside from acknowledging outstanding action items for which responsibility is accepted. The inclusion of clearly listed action items was appreciated.

b) Banking Account Report - fiscal year to date:

The banking activity report was included in the agenda package. Several transactions, including those related to new signage, resulted in unplanned expenditures due to the installation of speed tables and associated items such as delineators. The current bank balance stands at \$162,000, which is slightly below the typical amount for July. However, given the effective reduction in speeding attributable to the first radar sign, a second radar sign was acquired along with substantial additional signage, and further enhancements are planned.

c) 2025-2026 Budget

A comprehensive budget overview was presented, noting a current balance of approximately \$162,000 and emphasizing the importance of strategic planning for the upcoming fiscal year. Major allocations include \$150,000 designated for road and drainage enhancements, with total projected expenditures reaching \$209,000. The operating budget for road maintenance, as detailed on the first page, primarily comprises routine patching, estimated at \$20,000 to \$30,000 based on past expenditures. Funding for traffic signage has been increased to \$10,000. Traditionally, \$25,000 is reserved for drainage maintenance; however, this amount has been reduced to \$15,000 by integrating it with a scheduled paving project for summer 2026. While budgeting for this expense is necessary now, payment may be deferred until after the next fiscal year commences, pending the arrival of twice yearly funding in April and December.

Administration costs, mainly accounting services, are estimated at \$5,000, though a budget of \$6,000 is proposed. Unlike the current year, no election fees—previously amounting to approximately \$60,000—are anticipated. The available balance of \$162,000 will serve as the primary resource moving forward, supplemented by an expected \$110,000 in tax revenue during winter. Road and drainage improvements are budgeted at \$150,000, potentially including additional berm work. Capital funds comprise current cash reserves and forthcoming tax receipts. By the close of the next fiscal year, the projected balance is estimated to be between \$50,000 and \$60,000.

The board was asked if there were any questions or concerns regarding the numbers presented. Upon receiving no inquiries, Director Harrington requested a motion to approve the

Consent Calendar. Director Fisherkeller made the motion, which was seconded by Director Roskos, and the board unanimously approved the motion.

5 Report on Ad-Hoc Committee:

The status of the ad hoc committee was addressed, highlighting a lack of community feedback on road improvements, particularly regarding speed tables. The committee's mission was to evaluate the feasibility of these speed tables, and the importance of community input was emphasized. Upcoming paving efforts were discussed, along with the need for a Request for Proposal (RFP) to secure a paving company for necessary repairs. Specific areas requiring attention, such as San Jacinto Circle, were identified, and the board agreed on the need for a collaborative approach to address road maintenance issues.

6 Road Matters

Summary

The board reviewed the current state of road maintenance, noting budget constraints that would delay significant paving projects until the following summer. The need for striping in various locations was highlighted by Director Harrington, along with a suggestion to contact the county for potential collaboration on paving efforts. Two bids for striping work were presented, with concerns raised about the interaction of the proposed striping with existing signage. The group agreed to evaluate the quality of previous work by the lower bidder before making a final decision, with a motion proposed by Director Roskos to approve funding contingent on compliance with traffic control standards.

Further discussions included the placement of speed limit and radar signs to improve traffic management. A proposal was made to move the existing radar speed sign and potentially lower the speed limit in certain areas. The importance of clear visibility for these radar signs was stressed, along with the need to consider terrain impacts on speed. The group also discussed the effectiveness of mobile speed signs and the necessity of community feedback on proposed measures, aiming for data-driven decisions to enhance safety.

In addition to traffic safety, the board addressed community engagement issues, including ongoing trash problems and the need for follow-up communication with residents. They considered the implications of property management on fire hazards and the potential benefits of contacting local fire services.

Discussion on Traffic Safety Measures and Road Improvements: Issues regarding speeding traffic and accidents in the area were raised, with advocacy for a speed table to mitigate these problems. The importance of visibility for such measures was emphasized, and it was suggested that the board clarify their stance on allowing protective stones near fences. The

discussion included potential solutions like signage and road painting to improve safety, with a proposal to install turn signs to alert drivers.

Director Roskos stated that she has previously addressed the possibility of pursuing grant funding. She noted that applications for 2025 grants are now closed; however, opportunities remain available through the California Department of Transportation, provided applicants are well-versed in proper grant submission procedures. It is recommended that we examine the requirements necessary to prepare a successful grant proposal.

a. Paving, Stripping and Speed Tables

Next year, we plan a paving initiative due to visible road deterioration. Areas in need of repair and must be prioritized within our \$150,000 budget.

- Director Harrington provided an update on the striping bids, indicating that he had signed a contract for a low bid but was awaiting a schedule. He expressed uncertainty about the necessity of immediate striping, suggesting that the upcoming repainting project would yield better results. Other members, including Director Walker and Director Meehan, agreed with Director Harrington's approach to wait for the larger project.
- Director Harrington indicated this meeting should be viewed as an early notice; by next meeting, we should prepare and issue an RFP to secure contractor availability. While we have handled delayed responses before, it's best for the board to reach consensus.

Efficient, targeted use of resources will be critical as these 2026 projects progress.

b. Drainage

Drainage Report: Director Harrington reported that no drainage areas requiring cleaning were identified this month. He invited the Board to share any comments or concerns regarding drainage matters. As no issues were raised, the meeting proceeded to the next agenda item.

c. New Speed Sign Locations Report

Confusion caused by a 35 mph radar sign placed on a road with a 25 mph advisory sign was highlighted by a conference room participant. It was agreed that moving the radar sign could alleviate the issue, with a suggestion made for a clearer advisory sign to indicate the speed limit around the curve.

Regarding the radar sign at 4640 Sleeping Indian Road southbound, Director Harrington noted that vehicles reach their highest speed just as drivers begin to apply their brakes, which occurs at the driveway of the Lemke residence. Based on informal observations, it is unclear whether the radar sign detects speeding vehicles at this location; rather, it appears to register speeds only after drivers have already slowed down. During installation, consideration was given to relocating the sign further north toward your property, as the general consensus among those involved was that placing the sign near 4623 SIR would yield better performance at reducing speeding down that grade.

Director Harrington made a **motion** to move the signs to the locations discussed. We're going to get the eastbound traffic on Morrow Hills, and then we're just going to change for southbound traffic on Sleeping Indian, the location we discussed. Can I get a second on that? Director Roskos seconded. All in favor? Motion passed unanimously.

d. 2026 Paving Project

Director Harrington inquired whether other board members have recently conducted joint site visits to identify road issues for prioritization. I receive updates from individuals who are surveying the area, then personally inspect the locations, compile a list of concerns, and submit it to the board for review and approval. For instance, I noted that Verde appears to be in poor condition and should be considered. There are also ongoing concerns with San Jacinto, where patchwork repairs have been carried out; both the western and eastern segments require overlaying, although these areas are not heavily trafficked at the moment.

It was acknowledged that maintaining such a work list is valuable and would be documented as part of a road survey to guide future repair priorities. The issue is being recorded in the meeting minutes.

Director Meehan proposed prioritizing a comprehensive evaluation of all district roadways before the next meeting to ensure informed decision-making regarding repaving priorities. This suggestion was endorsed, with the plan to finalize priorities at the following meeting.

Director Roskos acknowledged Tom's considerable efforts and commended his dedication, noting, "Tom has done a remarkable job and taken on significant responsibility. I believe it would benefit the rest of us to inspect the road ourselves, given the staff's exceptional work and determination. If we can schedule a mutually convenient time, we should evaluate each road together and discuss our observations."

Director Harrington suggested documenting the process as a reference guide. He clarified, "I'm not dictating the methodology—we'll address the roads sequentially, and any additional items identified during the assessment will be considered, as Jeanine mentioned. Our direct evaluation will help establish clear priorities. As you previously indicated, resources are limited, so let's prioritize the seven key areas for progress." He highlighted specific segments needing attention, such as San Jacinto, Verde, and Burma, citing observed deficiencies requiring remediation.

Jeanine Roskos added, "This isn't a comprehensive effort all at once." Tom Harrington responded, "However, a collaborative approach is important." Jeanine elaborated, "We don't have to assess every section simultaneously, but working together is crucial. Everyone will develop an understanding of what to look for." Kerry Fisherkeller affirmed Tom's expertise, while Tom remarked, "For example, on Verde, where the dirt surfaces, it's helpful to document these issues with photographs."

Jeanine acknowledged the need to address other problematic areas. Tom elaborated on pavement deterioration: “Visible damages—like alligator cracking—will worsen if moisture seeps beneath, eventually leading to further asphalt breakdown and loss of surface integrity.”

Jeanine then asked, “Can we coordinate logistics? I’m available to conduct evaluations road by road with someone else, as I cannot do it alone.” Tom agreed to schedule a follow-up after the meeting.

Patrick Meehan proposed that members independently survey the roads to gain firsthand insights. Tom emphasized the importance of walking sections rather than merely driving by, stating, “Direct observation at a slow pace allows for accurate assessment, especially in areas exhibiting alligator cracking.”

Tom referenced additional concerns, particularly along Morro Hills: “On the west end, eucalyptus roots have impacted integrity, and similar issues appear on the east end due to prior trenching and root removal followed by paving. Engaging a contractor to trench, remove residual roots, and repave before applying final asphalt may be prudent.”

Jeanine concluded, “Eucalyptus trees, being shallow-rooted, pose ongoing challenges. Removing roots on one side compromises stability, necessitating tree removal for safety and infrastructure preservation.”

Director Harrington reiterated that current assessments might only reflect part of the existing needs, underscoring the necessity of comprehensive evaluations across all affected areas—including Morrow Hills and San Jacinto, where conditions vary between newly paved sections and unfinished segments.

e. Encroachments

Two areas were identified for encroachment issues: 4165 Ferndale and the lot between 4582 and 4880 San Jacinto. The encroachment issues on Ferndale were provided by Director Harrington, who highlighted that a homeowner has installed metal posts within the road right-of-way. Concerns were expressed regarding the homeowner's lack of compliance, along with the possibility of engaging an attorney to address the situation. It was noted that the board may need to notify the homeowner about the legal implications of their actions.

A situation was addressed regarding a neighbor installing a fence that may impede emergency vehicle access on Tumbleweed. The importance of ensuring that such encroachments do not create hazards, especially for fire trucks, was emphasized. It was acknowledged that encroachments are common throughout the district, complicating the matter further.

Director Harrington mentioned that he had previously sent a letter regarding this matter and has compiled a spreadsheet documenting the encroachments. The individual in question requested that his road be paved and actively followed up on the request by attending several meetings and referencing the Sariah Act to the board. He also requested paving for Ferndale,

which we subsequently incorporated into our plans. His persistent advocacy was noted. The road was in poor condition, and based on the board's decision, we included it in the maintenance schedule and ensured it was paved. This road is maintained, possibly due to the significant number of residences and large properties in the area, or perhaps as a result of previous advocacy efforts.

7 DIRECTOR COMMENTS/REPORTS

[This item is placed on the agenda to enable individual Board members to convey information concerning District matters to the Board and to the public. There is generally no discussion, and no action may be taken]

a. Domain Transition and Email Setup

MHCSD Webmaster Stewart Griffin detailed the successful transition from a .com to a .gov domain, highlighting the steps taken to secure the new domain and set up DNS hosting through CloudFlare. The board members discussed the creation of official email addresses, considering whether to use functional titles or individual names for the addresses. They agreed on the importance of maintaining separate official emails to protect personal information in case of legal inquiries. Director Harrington made a motion to create the email addresses to match the board member titles, Director Fisherkeller seconded and the motion passed.

8 Adjournment

The meeting concluded with a proposal to set the next board meeting for October 6th. The meeting adjourned at 7:01 pm.

9 Action Item Review and New Action Items

a) Action Items April 7, 2025, Board Meeting

- ✓ Community member Cindy Lemke agreed to contact the Highway Patrol regarding the leaning fence issue to ensure proper investigation and follow-up.
- ✓ Director Harrington made a motion to install three chevron signs at the bottom of the hill for southbound traffic near the Lemke property. **Action** completed April 30th 2025.
- ✓ Director Roskos offered to follow up with the city of Oceanside regarding potential resources for paving operations. Action TBD
- ✓ The board authorized up to \$12,000 to hire a contractor for striping work, ensuring compliance with traffic guidelines. Director Harrington will select and hire the contractor. Action TBD

- ✓ Director Harrington will coordinate the movement of the radar signs to new locations and ensure the necessary preparations are made for installation. Placement is expected to move one of the signs back where it was originally located at 5022 SIR. and the second sign will be sight-survey evaluated for moving to the curve near the Lemke property. **Action** taken on April 30th to move both signs. Sign #1 (serial # 23444354) was moved to 464 Morro Hills Rd. and sign #2 moved to 4623 SIR.
- ✓ Director Fisherkeller to collaborate with Webmaster Stewart Griffith on transitioning to a .gov domain with email accounts for each board position. **Action** complete.
- ✓ Director Harrington will follow up with the Reeds home on installing a mirror to improve visibility exiting their driveway. **Action** completed.
- ✓ Director Meehan will follow up on the communication regarding trimming the cactus and the neighbor's tree. **Action** completed.
- ✓ Director Harrington will follow up with the property owner regarding the eucalyptus trees and their maintenance. **Action** completed.
- ✓ Treasurer Harrington will prepare and submit the insurance payment to SDRMA before the due date. **Action** completed.

b) New Action Items from July 7, 2025, Board Meeting

- ☐ Tom Harrington will contact special districts to gather recommendations for grant writing assistance.
- ☐ Jeanine Roskos will send an inquiry to Lori Davies regarding grant opportunities.
- ☐ Kerry Fisherkeller will dig up previous information on federal grant processes for community projects.
- ☐ Jeanine Roskos will arrange for a group survey of our roads for a paving priority list.
- ☐ All Board Members will compile a list of roads that need to be prioritized for paving and maintenance and bring to the next meeting On October 6, 2025
- ☐ Tom Harrington will move the radar sign to a new location to improve speed control for southbound traffic on SIR.
- ☐ Tom Harrington will order a new 25-mile-an-hour sign and have it ready for installation. **Action** completed
- ☐ Kerry Fisherkeller will ensure the new email addresses for board members are created based on their titles. **Action** completed
- ☐ Kerry Fisherkeller will follow up with Stewart to finalize the setup of the new email accounts for board members. **Action** completed