



# Morro Hills

Community Services District

## MINUTES

### Board of Directors Meeting

October 6, 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: Linda Kogan

Director Harrington called the meeting to order after a 14-minute delay at 5:14 pm due to participants arriving late because of blocked roads.

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

An amendment to the agenda was made to include the SDA meeting report. Director Harrington asked if any additional modifications were requested. Hearing none, the agenda was moved on.

#### 3 Open Forum for Public to Address Board

The discussion focused on traffic safety issues in the Conejo Road area, where speeding vehicles pose a risk to children and pedestrians. Nancy Ruis's fall while trying to avoid a car underscoring the urgency of the situation. Participants suggested various measures, including improved signage, speed bumps, and raised crosswalks to encourage drivers to slow down.

#### 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.]

The board reviewed the consent calendar, which included the banking activity report showing \$144,000 in current funds with an expected additional \$60,000-\$70,000 from tax revenue in the coming months, bringing the total to approximately \$200,000. The board discussed safety concerns on Conejo Road, particularly regarding speed limits and pedestrian safety, with plans to implement painted crosswalks, speed tables, and enhanced signage to enforce the 15 mph limit. The conversation ended with a discussion about posting meeting minutes on the website, with the board agreeing to make them available after approval but before formal distribution. Minutes from the board meeting July 7, 2025, was approved. After a brief discussion, the consent calendar was unanimously approved.

## 5 Administrative Issues and Research Updates:

### a. Posting of Agenda and Minutes

The board members deliberated on the posting of meeting minutes and agendas in relation to the Brown Act. A suggestion was made to post minutes prior to approval, while concerns were raised about the implications of sharing draft minutes. The discussion also touched on the need for a data repository to streamline the posting process and ensure compliance with state laws. The conversation ended with a discussion about posting meeting minutes on the website, with the board agreeing to make them available after approval but before formal distribution.

### b. MHCSO Data Repository

The board discussed implementing new data management and governance tools, with Director Fisherkeller presenting options for cloud storage and board document management software. The presentation package of slides, titled “[MHCSO Online Data Management Stand-Up V.2](#)” is available in the Board Meeting Report’s subfolder for this meeting. It was discussed that both Microsoft and Google offer government-approved versions of their services, which include features for data security and public access. Additionally, the potential for improved efficiency in managing agendas and minutes through these tools was noted by a conference room participant. They decided to pursue Google Workspace as the most cost-effective solution at \$14 per user per month, with plans to hire IT support for implementation and training.

### c. Alternative Funding Sources

#### Funding Opportunities Discussion

A list of funding sources from Laurie Davies' office was presented, indicating that loans are the most reasonable option. Insights from AI research on funding opportunities were shared, highlighting California's SB1, which allocates \$200 million annually for rural road projects. The challenges of grant writing and the historical context of FEMA grants related to road repairs

were also discussed by the conference room participant. The board also explored alternative funding sources, including potential loans through the iBank ISRF loan funds program and SB1 funding for local streets and road revenues, with a goal of improving their road network condition.

#### Road Funding and Improvement Strategies

The significance of thorough documentation and road surveys for obtaining grants for road improvements was highlighted. The discussion included potential funding sources such as SB1 and the Rural Surface Transportation Grant Program, with concerns expressed about the feasibility of securing loans. The group acknowledged the necessity of identifying shovel-ready projects to enhance their chances of funding.

\* Planning for future funding sources and grant opportunities.

#### Road Maintenance and Traffic Management Discussion

The importance of completing a survey to assess road conditions and justify funding needs was highlighted by a conference room participant. The challenges of maintaining roads with limited resources were acknowledged, and potential traffic calming measures, including roundabouts and speed tables, were discussed. Past efforts to secure grants for road improvements were also mentioned by a conference room participant.

#### Road Signage and Safety Planning

The urgent need to replace old street signs that are falling apart was highlighted, as they pose safety risks during emergencies. It was proposed to use county-type street signs with a unique logo to distinguish the private community. The importance of having identifiable streets for effective emergency response was also discussed.

### **d. Class Investment Report**

An investment tool for short-term bond investments was introduced, clarifying that it is not insured and operates similarly to a brokerage account. The group considered setting aside reserves, with suggestions to invest \$50,000 to \$100,000. A motion was made to begin the application process, which was seconded and approved by the group.

### **e. SDRMA Meeting Report (Chris Palmer & AB 339)**

Director Roskos informed the Board about available resources from the Special District Risk Management Authority (SDRMA) by Chris Palmer from the California Special Districts Association (CSDA) who emphasized the importance of staying updated on relevant California state legislation.

Chris Palmer is a lobbyist for CSDA covering southern California. Jeanine gave Chris a drive around our district. Chris informed Jeanine that there are many resources that CSDA can support us with. Chris said to reach out and he'll point us in the right direction. One area discussed was preparing grant proposals for road infrastructure improvement. That he has a lot of sources for us so just know it's there for us if we need support.

#### **f. MHCSD .gov email use**

Each of the board members reported challenges using the current Webmail system for our new .gov email accounts established in July 2025. This topic was addressed in the discussion for a new MHCSD Data Repository briefing which would include more familiar email clients including Gmail and Outlook.

## **6 Road Matters**

### **a. Paving, Stripping and Speed Tables**

The current state of various roadways was outlined, noting that Verde requires significant attention and that San Jacinto has areas with visible deterioration. The importance of proper base material for road longevity was explained, and it was suggested that a complete removal and replacement of certain sections could be beneficial if funding is secured. The need for repairs was supported, particularly where grass is growing through the pavement.

Various road maintenance options, including overlays and chip seals, were discussed by the conference room participants, highlighting their costs and structural implications. It was noted that overlays are more effective for extending road life, while a suggestion was made to prioritize projects based on available funding. The conversation also touched on the need for a contract to be finalized by January.

It was noted that while Conejo road is in good shape, it requires safety features to address traffic concerns. The issue of cracking was highlighted, and questions were raised about the long-term effectiveness of chip sealing. The discussion included the need for a systematic approach to assess road conditions and determine suitable maintenance treatments for different segments.

The importance of fairly assessing all roads was highlighted, with specific maintenance strategies proposed, such as chip sealing for certain areas. The condition of roads like San Jacinto Terrace and Morrill Hills Road was discussed, considering factors like traffic flow and existing structural issues. It was noted that some roads may require more than just cosmetic fixes.

### **b. Drainage**

No pressing drainage issues were raised so topic of drainage was deferred until next board meeting.

### c. Speed Sign Location

No pressing drainage issues were raised so topic of drainage was deferred until next board meeting.

### d. 2026 Paving Project

#### Road Rights-of-Way and Easement Review

Director Tom Harrington discussed the legal and historical documentation of road rights-of-way and easements in the district, emphasizing the need for proper storage and potential consultation with an attorney. They reviewed the condition of various roads, including Tumbleweed, Verde, and Morro Hills, noting that Verde requires significant attention but lacks a clear approach for improvement. Kerry suggested different repair methods, such as overlays or complete removal and replacement, and highlighted the importance of a solid base for long-lasting road improvements. They also mentioned the rising cost of paving, which has increased from previous years.

#### Road Maintenance Budget Planning

Tom discussed road maintenance options, explaining that overlays are the most cost-effective solution for extending road life, while chip seals are more expensive and structurally limited. He noted that crack sealing costs 23 cents per square foot, while crack sealing crews cost \$3,800 per day. The group agreed to prioritize overlay projects within their budget, with Tom suggesting they finalize contracts by January and maintain the current striping budget of \$45,000. They also discussed the need to address safety features on roads like Nickel and Coneo, which have significant cracking issues but are otherwise in decent shape.

#### Road Maintenance Strategy Discussion

The group discussed road maintenance strategies, focusing on chip sealing versus paving for different road conditions. Tom emphasized that chip sealing is an interim maintenance solution best suited for roads with existing foundations, while paving is more appropriate for roads with structural issues. They agreed to conduct a test section of chip sealing on a well-maintained stretch of road to evaluate its effectiveness. The group also discussed prioritizing road repairs based on traffic volume and condition assessment, with Kerry proposing a ranking system for different roads. They concluded that more detailed assessments and comments were needed for each road segment before making final decisions on treatment.

#### Road Repair and Safety Planning

Tom presented a road repair prioritization plan with four segments, including San Jacinto West, San Jacinto Terrace, Morrill Hills Road, and another section requiring root removal and

repaving. The board approved a \$15,000 budget for road painting and speed buttons on Conejo Road as an interim safety measure, with Tom agreeing to get bids for the work. The group discussed using Amazon business account access through the California Association of Special Districts to potentially source delineators and other safety equipment. The next meeting was scheduled for January 5th.

## 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]

No topics were raised.

## 8 Action Item Review and New Action Items

### a) Action Item Review from July 7, 2025, Board Meeting

- ✓ Tom Harrington will contact special districts to gather recommendations for grant writing assistance. Action completed.
- ✓ Jeanine Roskos will send an inquiry to Lori Davies regarding grant opportunities. Action completed.
- ✓ Kerry Fisherkeller will dig up previous information on federal grant processes for community projects. Action completed.
- ✓ Jeanine Roskos will arrange for a group survey of our roads for a paving priority list. Action completed.
- ✓ 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 Action completed.
- ✓ Tom Harrington will move the radar sign to a new location to improve speed control for southbound traffic on SIR. Action completed.
- ✓ 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

### b) New Action Items October 6, 2025, Board Meeting

- Kerry will look for IT consultants to assist with setting up the new data management system and provide a proposal for costs.

- Kerry will send out a Request for Proposal (RFP) to IT consultants detailing the requirements for the new data management system.
- Director Fisherkeller will prepare a summary of the selected IT options and present them at the next meeting for further discussion.
- Director Fisherkeller will generate road condition network data using the Street Savers tool to assist in grant applications.
- The Director Fisherkeller will refine the exhibit related to the road survey and funding sources for the next meeting.
- Director Harrington will prepare a statement of work and RFP for the upcoming summer road work.
- Director Fisherkeller will delegate tasks related to the road survey and funding applications among the team members.

## 9 Meeting Adjournment

The meeting concluded with a proposal to set the next board meeting for January 5th. The meeting adjourned at 7:30 pm.