

**EMERALD BAY SERVICE DISTRICT BOARD OF DIRECTORS
SPECIAL MEETING
MONDAY, SEPTEMBER 15, 2025
EMERALD BAY COMMUNITY CENTER
600 EMERALD BAY, LAGUNA BEACH, CA 92651**

All documents available for public review are at www.ebservicedistrict.com or on file with the District's General Manager located at 600 Emerald Bay, Laguna Beach, CA 92651.

CALL TO ORDER 1:00 PM

PLEDGE OF ALLEGIANCE

A. CERTIFICATION OF POSTING	
B. Public Comments on non-agendized items. 1. Public comments are limited to three minutes. Public comments may be submitted via email to Mdunbar@ebservicedistrict.com or via telephone to (949) 494-8572 at least two hours prior to the start of the meeting.	
C. Approval of Minutes 1. Recommended Action: Approve Minutes of the Regular Board of Director's meeting of August 20, 2025.	
D. Treasurer's Report (Gary Picket) 1. Review of Financial Matters – August 2025 2. Review of Deposits and Electronic Payments – August 2025 3. Review of Invoices for Payment – September 12, 2025 4. Recommended Action: Approve Invoices for Payment – Monthly List of Accounts Payable – September 12, 2025.	
E. Action Items 1. Public Hearing: Comply with Assembly Bill 2561/Government Code Section 3502.3. 2. Approve and file Notice of Completion for the Emergency Generator Project. 3. Approve a contract with DMC Document & Microfilm for document scanning at a cost of \$24,682.50 4. Approve a contract with TOAL Engineering for a topographic survey and boundary survey at a cost of \$25,500. 5. Approve contracts with Clear Sky Landscape, Inc. for clean-up/soil preparation and irrigation assistance at a cost of \$31,650 and Quality Hydroseeding & Restoration at a cost of \$10,500.	
F. Old Business 1. Storm Water Run-off – Monthly Report	
G. New Business	
H. Correspondence	
I. Ad Committee Reports 1. Emerald Bay Emergency Preparedness Committee Report 2. Emerald Bay Wildfire Task Force	
J. General Manager's Report 1. Monthly Activity Report – (Michael Dunbar)	
K. Legislative Report	
L. Director's Comments	

M. Next Scheduled Meeting 1. Regular Board of Director’s Meeting – Wednesday, October 15, 2025	
N. CLOSED SESSION 1. Conference with Legal Counsel – Existing Litigation: Pursuant to Government Code Section 54956.9 (d) (1) and (2) – Wilson v. State of California, et. al., OCSC Case No. 30-2024-01403117-CU-PO-CJC. 2. Conference with Legal Counsel – Anticipated Litigation: Pursuant to Government Code Section 54956.9 (d) (2) – one potential case.	
ADJOURN	

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in the Board Meeting, please contact the General Manager during regular business hours at 949-494-8572. Notification received 48 hours prior to the meeting will enable the District to make reasonable accommodations. All accommodation requests will be processed swiftly and resolving any doubt in favor of accessibility.