

Rancho Tierra Grande Annual Meeting April 2, 2026 Minutes - St. Phillips Church

Meeting was called to order by Dave Wisherd at 5:02pm.

Mike Raydo, former Board President, related his long-term work with Monterey County to finally bring about the total renewal of all the Tierra Grande roads in 2025. He then introduced Kate Daniels, District 5 Supervisor.

Ms. Daniels described her great concern and commitment to the need for housing in all of her District 5—most particularly the lack thereof for teachers, health workers or virtually anyone in the middle or lower income brackets. This is very strongly the case in Carmel Valley, where short supply and high demand drive prices up vastly. Also complicating the problem are issues of water, roads, sewer, fire and emergency preparedness, environmental impacts and costs of construction. The current new projects coming—Rancho Canada West and Carmel One (September Ranch) will do little to address the down-market needs. The proposed plan for the old CV airport is in the approval process but will continue to evolve in its configuration, hopefully to include some “affordable” housing. She then asked Tom Moss, Sr. Water Resources Hydrologist for Monterey County, to address the gathering about County Service Area 17.

CSA17:

Rancho Tierra Grande was designated a County Service Area (CSA-17) at its inception in 1963 by Monterey County.

1. A small % of our property taxes are allocated to fund maintenance within CSA17 for storm drainage and open space management. Road maintenance was NOT included or in the county’s language (activated), thus the allocation was relatively small, totaling ~\$15K five years ago. That value has risen to near ~\$20k today.
2. \$20k/year is insufficient when one considers one culvert repair cost CSA17 more than \$100k five years ago. In other words, the county did NOT properly calculate the funds needed for CSA17 from the beginning, not including roads.
3. Our biggest accomplishment this past year was, after 60+ years of neglect, convincing the County that our streets had reached the point of no return.
4. To “activate” roads in CSA17 our property taxes are being recalculated to reflect these large costs. Proposition 218 (1996) is the legal vehicle to adjust each homeowner’s taxes.
5. To fully fund CSA17 including roads going forward, it is estimated each resident will pay ~\$725/year extra to cover these road costs and more realistic costs for everything else. The county will hold a neighborhood meeting to lay out the rationale for these efforts and the costs in the next few months. A simple majority of those who vote are needed for the Prop

218 effort to pass. Clearly, the alternative of failing to pass and collect these funds is long-term deterioration of Tierra Grande. Ms. Daniels has sent a letter to each homeowner in CSA17 (RTG & Mercurio) asking whether to hold an election to allow this added assessment on our County property taxes which would be collected and used by them for annual infrastructure maintenance. The deadline for the survey is Friday, April 17, 2026.

Short-Term Rentals — The current Carmel Valley Master Plan prohibits unhosted rentals (when owner is not also present in the home) except for 3 times per year with the required permit. The County has no ability to enforce these rules but must rely on notification by people affected when problems arise.

Treasurer's Report — Mary Cushing encouraged attendees to take a copy of her condensed report which outlined the 2025 summary of total expenses of \$22,498 and income of \$28,500. Expenses were \$9,437 for chipping, \$3,578 landscaping and irrigation, \$2,867 for utilities (mostly water), \$1,920 for accounting and \$1,296 for the picnic. We had 67% participation in dues payment last year. Current balances are: checking—\$24,911 and Certificate of Deposit—\$27,558 (2.75%, matures 8/18/26). She then introduced Meredith Contreras as the incoming Treasurer.

Jeff Hawkins — Jeff strongly encouraged attendees and all residents to participate in the two annual fuel mitigation days. Our Firewise designation is important to helping reduce insurance costs to all as well as improving communication and safety within our neighborhoods. He has been very involved with beautification efforts which are made more difficult by poor soil, cost of water and irrigation problems which are ever-present.

Board election

Dave Wisherd presented the list of present and incoming officers:
Himself and Jeff Hawkins, Co-Presidents
Robbie Robinson, Vice President
Meredith Contreras, Treasurer
Mary Cushing, Secretary
Joy Smith, Welcome Chair
Shawn Smith, Member-at-large
The slate was unanimously accepted.

Meeting was adjourned at 7:10pm.
Mary Cushing, Acting Secretary

