

CHRISTIAN VALLEY PARK, C.S.D.
BOARD OF DIRECTORS MEETING MINUTES
September 8th, 2026 – 7:00 PM Open Session
LOCATION: Virtually via Zoom and in-person at the
California Conservation Corps. 3710 Christian Valley Road, Auburn, CA 95602

The Regular Meeting of the Christian Valley Park Community Service District Board of Directors was called to order on Tuesday, September 8th, 2026 at 7:00 p.m.

Directors Greg Bala, Jo Anne Carmona, Dan Negus, and Reed Koeber were present in person. Director Diane-Louise Alessi was present remotely in District via Zoom with just cause. General Manager, Don Elias, Assistant to the General Manager, Scott Gipner, and Shane Burr of 49er Water were also in attendance, as well as members of the community, in person and via Zoom.

Reed Koeber made a motion to approve Consent Items: Agenda for Regular Board Meeting, September 8th, 2026; Meeting Minutes for August 11th, 2026; and monthly expenditures from August 2026. Diane-Louise Alessi seconded the motion and it carried with the following roll call vote: Diane-Louise Alessi – aye; Greg Bala – aye; Jo Anne Carmona – aye; Dan Negus – aye; Reed Koeber – aye.

Shane Burr presented the CVPCSD Monthly Report. See below for CVPCSD Monthly Report.

Dan Negus arrived at 7:14 pm.

Don Elias presented the General Manager's report. He reported that the procurement card is active; the road project is to begin mid-September; he reported that surveyors will be out to the District-owned parcels soon with no charge to the District.

Diane-Louise Alessi reported that she attended the PCWA Water Purveyors Meeting, the takeaway being that PCWA is estimating \$250,000 will be granted in the next FAP cycle, and after this month's meeting, they will be looking at the targets for the grants they want to fund for, one being a plant in Ophir that will produce 10M gallons and be upgradable to 30M gallons.

The Board reviewed the priorities list for using ground penetrating radar to assess water infrastructure. That work will begin soon.

The Board discussed cybersecurity for the plant. Shane Burr reported that his cybersecurity guy will install a switch for \$200, provide monthly support for \$129, cabling will cost \$30, with \$495 for install. The Board will request a detailed report as to the purpose and advantage of the proposed upgrade and monthly service. The installer will attend the next Regular Board Meeting if possible.

The Board discussed the letter to residents along the tanks-plant access easement. Dan Negus made a motion to accept the two letters as written to the separate groups of property owners. Jo Anne Carmona seconded the motion and it carried with the following roll call vote: Diane-Louise Alessi – aye; Greg Bala – aye; Jo Anne Carmona – aye; Dan Negus – aye; Reed Koeber – aye.

The Board will review and edit as needed the job descriptions for the meter reading and bookkeeping positions. The Board made editing suggestions and new drafts will be presented to the board at the next Regular Board Meeting.

The Board discussed Resolution 2026-06, debating whether the word “annexed” should be included in the resolution. Dan Negus made a motion to investigate whether the Gayle Loop has been annexed into

Christian Valley Park, CSD. Jo Anne Carmona seconded the motion and it carried with the following roll call vote: Jo Anne Carmona seconded the motion and it carried with the following roll call vote: Diane-Louise Alessi – no; Greg Bala – aye; Jo Anne Carmona – aye; Dan Negus – aye; Reed Koeber – no.

The Board brainstormed ideas for the next newsletter: cleaning culverts, smoke detectors, fire hydrants are not for public use, proper burning protocol.

The Board discussed having a meeting at the tanks to allow the Board to see the tanks, access road, and plant in person. A meeting will be scheduled for next month.

Dan Negus made a motion to approve the audit proposal for the 2025-2026 fiscal year. Diane-Louise Alessi seconded the motion and it carried with the following roll call vote: Diane-Louise Alessi – aye; Greg Bala – aye; Jo Anne Carmona – aye; Dan Negus – aye; Reed Koeber – aye.

The Board reviewed and edited the list of projects to be completed in 2026 or later.

Items to be discussed at the next regular board meeting include: fire hydrant use policy, job description for bookkeeper and meter reader, cybersecurity update, Resolution 2026-06 concerning ADUs, ground penetrating radar follow up/ alternate bids.

Diane-Louise Alessi made a motion to adjourn the meeting. Reed Koeber seconded the motion and it carried with the following roll call vote: Diane-Louise Alessi – aye; Greg Bala – aye; Jo Anne Carmona – aye; Dan Negus – aye; Reed Koeber – aye.

The meeting adjourned at 9:13 pm.

The information for future Board meetings can be found on the district website:
www.christianvalley.org.

Respectfully submitted,

Don S. Elias
District Secretary / General Manager

CVPCSD Monthly Report

August 2026

Daily average flow = 449 gpm

Daily Average Raw NTU = 1.3

Daily Average Finished NTU = .02

Water Plant

- Standard operations, ie chemical top offs, adjustments to treatment etc.
- Landscape guy is moving the shed up to the plant the week of September 7. He is working with Harry on location.

Distribution

- 3300 Race Circle – had a bathroom line break and needed the water shut off.
- 4940 Lauren Ct – Requested water shut off
- 2315 Ross – Water shut down for service line repairs
- 3707 Witt – Water shut down for service line repairs
- 6008 Virginia – very minor water leak at the meter. Harry checked and no leak, just damp around the valve.

Summary

- Everything is running great, flows are high but typical for summer heat.
- Fire Hydrant leak at Christian Valley and Stanley – Harry tightened it and shut it down.
- Speculation is someone took water from the meter.