

CHRISTIAN VALLEY PARK, C.S.D.
BOARD OF DIRECTORS MEETING MINUTES
April 14th, 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, April 14th, 2026 at 7:01 p.m.

Directors Greg Bala, Jo Anne Carmona, Reed Koeber, and Dan Negus were present in person. Director Diane-Louise Alessi was present remotely in District via Zoom. 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.

Dan Negus made a motion to approve Consent Items: Agenda for Regular Board Meeting, April 14th, 2026; Meeting Minutes for March 10th, 2026; and monthly expenditures from March 2026. 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.

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

Don Elias presented the General Manager's report. He reported that there is no news on the FAP grant from PCWA; Tiffany Vanderlinden is the new meter reader.

Diane-Louise Alessi reported on the meeting she, Don Elias, and Scott Gipner attended with Joe Alair with Placer County. She additionally suggested that the Board should have a second trustee on the USDA loan to cover District line of succession.

The Board discussed the threat assessment from trees or anything that compromises the watermain connecting Ross Drive to William Court. Shane Burr reported that his crew couldn't discern exactly where the pipe is and that he suggests engaging a surveyor to find the easement associated with the pipe.

Discussion of the access road between the Tank Site and the Water Treatment Plant will be discussed next month.

The Board discussed associated meeting dates for the Budget Meeting. Reed Koeber and Jo Anne Carmona volunteered for the Budget Committee Meeting, which was scheduled for Friday, May 8th at 3:30 pm. The Budget Meeting was scheduled for Tuesday, May 19th at 7:00 pm. The June Regular Board Meeting was scheduled for June 23rd at 7:00 pm. Dan Negus made a motion to hold the Budget Meeting on May 19th, and the June Regular Board Meeting on June 23rd. 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 considered a draft Emergency Action Plan for severe water breaks. Reed Koeber made a motion to adopt Policy 2300 Emergency Preparedness as written. 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 discussed the option of placing some speed humps on Stanley Drive. Reed Koeber made a motion to table speed humps due to liability concerns, and draft a letter to California Highway Patrol and Placer County Sheriff requesting a car to monitor the District's portion of Stanley Dr for speeding. Dan Negus

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.

James English raised the concern that a severe accident took place on Stanley Dr very recently and that asserted that speed humps would be of negligible liability when faced with the potential for such accidents. The Board considered attempting to engaging with law enforcement to stake out the District's section of Stanley Dr in lieu of installing speed humps, directing staff to contact CHP and PCS.

The Board discussed finding someone to bridge the gap between the district and Placer County's Workday system for accounting. Don Elias reported that no one has been found yet, but a description of the job will be posted in the following newsletter. The Board discussed the qualifications that will be required, Workday knowledge being the most important, and want to ensure that additional staff will solve the current issues with the District's bookkeeping.

The Board will be asked to approve Resolution 2026-01 to have Placer County Elections perform the necessary election needs for the District. The Board reviewed and discussed dates and deadlines associated with candidate filing. Diane-Louise made a motion to approve Resolution 2026-01. Dan Negus 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 be asked to either approve a repair estimated to be \$850 for the propane tank at the Water Treatment Plant or to rent a propane tank from Campora at \$250 per year and Campora would be responsible for all repairs to keep the tank in good condition. The Board considered the longevity of the current tank and whether \$850 is a fair price for repair. Reed Koeber made a motion to get a bid to compete with Campora's \$850 to repair existing propane tank and all associated valves, and install a shutoff valve at tank if needed. The District will contract with the lowest bid. The scope of work between the two bids must be identical. Dan Negus 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 discussed to possibly approve the selling of a parcel of land by establishing the land as Surplus Land and other applicable legal and necessary procedures. Diane-Louise Alessi briefly explained the process. Tiffany Vanderlinden explained that several trail easements are on the property. The Board agreed that the trail easements should be granted before the property is sold. The Board directed staff to get an estimate to have the property surveyed, as well as explore the possibility of having the District's other nearby property surveyed.

The Board discussed a settlement proposal from TSK, the tree company responsible for the water line break on Ross Dr. The Board considered whether to accept the \$7,000 proposal from TSK or take the issue to District counsel and demand the full amount for repair: \$13,502.13. The Board considered whether the age of the pipe justifies receiving less in damages, or if the District should be fully reimbursed regardless of pipe age. The Board considered making a claim for the full amount against the company's bond. The Board agreed to draft a letter to TSK asking for the full amount and following up with an escalation letter, threatening bond claim, should the company refuse to pay the full \$13,502.13. Discussion of the broken pipe led to the hydrant damaged by NID subcontractors, which the Board will pursue similarly by asking for the full damages, with ten days to respond.

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: letter to CHP/PCS in regard to Stanley Dr speeding problem, job description for bookkeeper, Ross-William threat assessment, TSK proposal, tanks-plant access road, employee succession plan.

Reed Koeber made a motion to adjourn the meeting. Dan Negus 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 9:50 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

MARCH 2026

Daily average flow = 193 gpm
Daily Average Raw NTU = 7.4
Daily Average Finished NTU = .05

Water Plant

- Standard operations, ie chemical top offs, adjustments to treatment etc.
- Spring Clean underway. Cleaned out sediment basin and working on weeds
- Inspected sheds at CCC and Harry will be moving them up to the WTP
- Inventory list provided to CVP
- Calibrated all inline meters at the WTP

Distribution

- Leak repaired at Mary and Thomas. It was found that the last time the road was chip and sealed that the shut off valves were covered so Harry spent some time in those areas locating valves and making them accessible in case of future shut down requirements
- Investigated potential leak at 3747 Mary. Resident was insistent on water main leak but no mains in the area. Harry did advise the hillside was saturated and came down to his valley, but no water mains in the area. Tested Total chlorine and no chlorine detected suggesting not drinking water.

Summary

- PCWA has had numerous canal shut downs for maintenance and repairs which has proven to be a challenge as it takes time to get the plant rebalanced after the shutdown but no issues with water shortages.