

CHRISTIAN VALLEY PARK, C.S.D.
BOARD OF DIRECTORS MEETING MINUTES
June 23rd, 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, June 23rd, 2026 at 7:00 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 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.

Dan Negus made a motion to approve Consent Items: Agenda for Regular Board Meeting, June 23rd, 2026; Meeting Minutes for May 12th, 2026; Meeting Minutes for May 19th, 2026; and monthly expenditures from May 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 CVPCSD was not selected for the PCWA FAP Grant; no response from the Placer County Sheriff regarding speeding on Stanley Dr; he reported problems with AT&T and would like to find an alternative; he reported that staff will be making a CSLB bond information request concerning TSK and a demand letter will be drafted to be sent to the company that damaged the hydrant.

Diane-Louise Alessi reported that the CVPCSD CC&Rs could be nullified by potential affordable housing plans, which allows housing construction within the District that will exceed the CVPCSD water plant's capacity. She is working on a packet to be sent to the Planning Commission.

Don Elias additionally reported that he will be posting an upcoming Cal Fire event on the website; he is in the process of getting proposals for District procurement cards; candidate filing opens July 13th and the last day to file is August 7th; he had an idea to, as a community services district, use the District's parcels to train the community in the use of heavy digging equipment with the intent to have a workforce for replacing the District's pipelines, to be investigated by staff and findings reported to the Board.

The Board discussed finding someone to bridge the gap between the district and Placer County's Workday system for accounting. Don Elias has three candidates for the position. He believes the pay should be \$300/mo assuming 10 hrs/month, with the first month being \$600, as initial setup and transition will require more hours. The Board requested a job description be drafted for the new Placer County bridge position, as well as the newly established meter reader position.

The Board was asked to approve the 2026-27 Fiscal Budget for Christian Valley Park, CSD. As CPI estimates increased by 0.4% since the 2026 Budget Meeting, the Board was asked to approve one of two budgets: the first using 3.8% CPI and the second using 4.2% CPI. Reed Koeber made a motion to approve the 2026-2027 Fiscal Budget for Christian Valley Park, CSD, based on 4.2% CPI. Dan Negus seconded the motion and it carried with the following roll call vote: Diane-Louise Alessi – aye; Greg Bala – aye; Jo Anne Carmona – no; Dan Negus – aye; Reed Koeber – aye.

The Board was asked to approve Resolution 2026-02 Water Stand-by Fee Direct Charge. Diane-Louise Alessi made a motion to approve 2026-02 Water Stand-by Fee Direct Charge. 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 was asked to approve Resolution 2026-03 Water Main, concerning Gayle Loop Mainline extension. Diane-Louise Alessi made a motion to approve 2026-03 Water Main. 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 Board was asked to approve Memorandum of Understanding with Placer County Auditor-Controller. Greg Bala noticed Placer County Treasury will be charging an additional 40% for their services compared to last year. He would like to know both why it increased and whether it will continue to increase year-over-year. The Board would additionally like to know how much the cost would further increase should the District require another Workday login. The Board agreed to postpone voting on the MOU until Don Elias speaks with Placer County about associated costs.

The Board discussed the District's parcel. Survey pending search and possible discovery of parcel pins by staff.

The Board was asked to approve Road Project 2026-01. The Board discussed whether the culverts are the responsibility of the District to replace should the flow rate be insufficient. The District considered a mechanism for enforcing the clearing of culverts by the homeowners, but because most of the culverts are not within the residents' parcels, some of the Board argued that the District should maintain them. Staff was tasked with researching culvert ownership in the District. Diane-Louise made a motion to approve Road Project 2026-01, with the replacement of the Witt Rd culvert being made an option on the RFP, to be discussed at the next Regular Board 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 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: update from CHP/PCS in regard to Stanley Dr speeding problem, culvert discussion, CVP heavy equipment school, discuss the tank-plant easement with homeowner with fence encroaching on east side of easement road, job description for bookkeeper and meter reader, TSK and hydrant company bond claim, employee succession plan, discuss mission statement.

Dan Negus 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 9:28 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

MAY 2026

Daily average flow = 295 gpm

Daily Average Raw NTU = 2.1

Daily Average Finished NTU = .02

Water Plant

- Standard operations, ie chemical top offs, adjustments to treatment etc.
- Had an estimate to clean up the WTP property in terms of fire mitigation, repainting the
- WTP sheds where the paint is flaking off, and moving the shed up to the WTP. He has us on the schedule and starting the week of 6/22
- American River Gas filled the propane tank for the standby generator.
- Raw Water Actuator for the valve was leaking, so the compressor has to cycle a lot. We had installed a new compressor about 6 months ago and it died. Repaired on 6/22/2026.

Distribution

- 2305 Christian Valley Rd – Leak at the curb stop. Very minor, plan to replace with assistance from Lorang when we have a larger call out.
- 5251 Morningside – Shut off water at the request of Don due to lack of payment. House vacant.

Summary

- The State regulator requested an update of the O&M Manual for CVP. It hadn't been updated since 2008. Requested Gerry LaBudde's assistance on updating the technical schematics. Update currently under review by the regulator.