

CHRISTIAN VALLEY PARK, C.S.D.
BOARD OF DIRECTORS MEETING MINUTES
July 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, July 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 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, July 14th, 2026; Meeting Minutes for June 23rd, 2026; and monthly expenditures from June 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.

Don Elias presented the General Manager's report. He reported about a large main break on Thomas; he reported that a house in the District might be running an automobile business, causing traffic disturbance due to parked cars—LAFCO confirmed the District does not have traffic control authority to cite improperly parked cars.

The Board discussed potential threats to the water main connecting Ross Drive and William Court, including trees and other hazards. Shane will follow up next meeting after contacting a company specializing in ground penetrating radar.

The Board discussed allowing District-owned parcels to be used for capital improvements workforce training. Staff presented the pros, cons, and process involved. Jo Anne Carmona considered using CCC trainees. Diane-Louise Alessi considered a state vocational training program.

The Board reviewed the Conflict of Interest Code Review requested by Placer County Counsel. Diane-Louise Alessi made a motion to approve policy Conflict of Interest 1035. 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 keeping a procurement card for the District. Don Elias explained why having a procurement card would make billing much easier. The impact a procurement card would have on staff workload with Placer County remains unknown. Staff is asking for a \$30,000 spending limit. Reed Koeber made a motion to approve Resolution 2026-05 for an agreement between the district and Columbia Bank. 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 Resolution 2026-06, a formal objection to Placer County ADU/Zoning Update. Diane-Louise Alessi suggested a declaration from Gerry LaBudde, a qualified water engineer, would give our position much more weight. Staff and the Board discussed how the resolution, which states that the District can not supply enough water to support the zoning update, can be backed by a study. Reed Koeber asserted that stating the age of the pipes hurts our position, and the resolution should focus on capacity rather than age. It was

also discussed that the potential for septic installs and sewer capacity, in regions of the district adjacent to a sewer line, is also constrained. Dan Negus made a motion that the Board adopt Resolution 2026-06, Formal Objection and Notice to Placer County Regarding Water Supply Limitations and direct staff to have a Declaration of Water Capacity Constraints drafted by an appropriate engineer. 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 District mission statement. Reed Koeber made a motion to adopt a CVPCSD Mission Statement as drafted by the Board. 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 options for obtaining accounting support related to Placer County's Workday system. The General Manager explained how much it would likely cost (potentially \$400+ for 10 hrs/wk), and that he would like to work with a procurement card for a while and reassess whether the position is necessary.

The Board reviewed and discussed the Memorandum of Understanding with the Placer County Auditor-Controller. The Board compared last year's MOU costs to this year's, the latter being much higher. The Board tabled approval until the following Regular Board Meeting, pending a conference with Placer County.

The Board discussed Resolution 2026-04, establishing a policy on driveway and private access culverts on District roads. The Board considered the items included as precedence, and whether to include them in the resolution. It was decided to include them as background to the purpose of the resolution. Dan Negus made a motion to approve Resolution 2026-04 Establishing a Policy on Driveway and Private Access Culverts. 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 opened proposals for Road Project 2026-01. Diane-Louise Alessi made a motion to approve the contract from Simpson & Simpson. 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.

Dan Negus made a motion to contact the District's attorney for guidance concerning two possible legal actions concerning Christian Valley property, potentially inviting her to the next Regular Board Meeting if she confirms that her presence is necessary to hold a closed session. 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 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, outcome of meeting about MOU, discuss the tank-plant easement with homeowner with fence encroaching on east side of easement road, job description for bookkeeper and meter reader, possible closed session with counsel concerning bond claims.

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 10:00 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

June 2026

Daily average flow = 400 gpm

Daily Average Raw NTU = 2.2

Daily Average Finished NTU = .02

Water Plant

- Standard operations, ie chemical top offs, adjustments to treatment etc.
- The landscape guy has begun the fire mitigation cleanup in CVP. A lot has been cleaned up, and there are a lot of piles of debris all the way to the plant. Next step will be a chipper to chip everything. He also advised we will need 4-6 yards of gravel for the pot hole near the plant entrance. He will handle the delivery and disbursement.

Distribution

- 5329 Morningside – assisted the resident in a water shut off
- 5255 Thomas – report of a water main break. Minor break and orang assisted in the fix.
- 5207 Morningside – reported no water. Harry assisted her in locating the issue and resolved.

Summary

- The State approved the final O&M Plan so its official and in use
- We are working on the County annual CERS (California Environmental Reporting System) Report. Don't expect any issues, just an annual requirement.