

CHRISTIAN VALLEY PARK, C.S.D.
BOARD OF DIRECTORS MEETING MINUTES
May 12th, 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, May 12th, 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. General Manager, Don Elias, 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, May 12th, 2026; Meeting Minutes for April 14th, 2026; and monthly expenditures from April 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 has been no news on the PCWA FAP. He reported that a letter concerning speeding has been sent to the Placer County Sheriff. Additionally, the incident on Stanley Dr wherein a vehicle drove off the road, causing property damage and downing a power pole, was a medical incident, the driver having suffered a seizure behind the wheel. He reported that the propane tank will be repaired for \$300, a leak being found in the carburation segment of the generator. A demand letter has been sent to TSK giving 15 days before the District files a claim against their bond, with no response yet. He reported that Placer County has yet to give permission to resurface the Emma Ln emergency access.

Diane-Louise Alessi reported that she attended the Water Purveyor's Meeting on April 30th, and that the FAP award would be announced on May 21st. All projects that need to be archived should be by June 15th. Additionally, she reported that at the meeting Heather Glen was awarded a \$17.7m grant to do 4 miles of pipe. She additionally reported that she had mentioned to PCWA to let small water districts in on discussions about potential AI data centers.

Reed Koeber suggested getting a procurement card for District staff.

The Board discussed the threat assessment on the water main connecting Ross Dr and William Ct. The Board considered locating the pipe by running a tracer. Reed Koeber suggested the District use locator balls when pipes are replaced, which can be later located by passive RFID technology.

The Board discussed the access road between the tanks and plant. Margaret Long will contact the District when she has a recommendation for the best next steps in resolving the easement issue.

Don Elias reported that he will be returning two calls from candidates to interface with Placer County Treasury. He will call them back and report back to the Board at the following regular meeting.

The Board discussed two parcels the District is considering selling. Don Elias will contact an adjacent homeowner and attempt to locate a corner before hiring a surveyor. The Board discussed granting associated trail easements upon survey completion, before putting the parcels up for sale.

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

Items to be discussed at the June 23rd, 2026, Regular Board Meeting or the May 19th, 2026, Budget Meeting: Direct charge for Gayle loop resolution, fire hydrant reimbursement issue, add June date change to website, response from PCS in regard to Stanley Dr speeding, bookkeeper candidates, Ross-William threat assessment, TSK response, Margaret response regarding tanks-plant access road, employee succession plan.

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 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

APRIL 2026

Daily average flow = 250 gpm
Daily Average Raw NTU = 3.7
Daily Average Finished NTU = .02

Water Plant

- Standard operations, ie chemical top offs, adjustments to treatment etc.
- Spring Cleaning still underway. Weed whacking around the plant and storage tank and additional up near a trail at 5168 West Ridge Cr
- Due to a lack of time, could Harry outsource moving the shed as he keeps thinking he will have time to work on it, but basic maintenance is taking up too much time.

Distribution

- Leak repaired on Mary by Lorang Brothers. 1.25” had a hole in the side of it. Pipe buried with rock and no sand. We would propose replacing from Mary & Thomas to about half
- way down the hill as LaBudde recently replaced from about half way down the hill to the bottom. I have spoken to Lorang Brothers who will get a quote together.
- 2599 Allen Dr – Service line leak. Provided assistance to resident in turning off the water
- 2305 Christian Valley Rd – Leak at the curb stop. Minor leak at this time. Working on hiring assistant to assist Harry with some of these repairs

Summary

- Attempted to locate the pipe at Ross and Williams with a locator. We were unable to locate.
- After speaking with Gerry LaBudde, he is not confident ground penetrating radar will work. Gerry suggests a witcher.
- Harry advising the tank and plant areas are getting a little overgrown with fresh tree growth. Does CVP have a tree trimming company they use? 49er has a guy that works on spring sites and Nestle Waters is very happy with his work.
- Harry also advising the WTP buildings could use a fresh coat of paint as they are starting to peel in places.