

CHRISTIAN VALLEY PARK, C.S.D.
BOARD OF DIRECTORS MEETING MINUTES
August 11th, 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, August 11th, 2026 at 7:00 p.m.

Directors Greg Bala, Jo Anne Carmona, and Reed Koeber were present in person. Director Diane-Louise Alessi was present remotely in District via Zoom with just cause. Dan Negus was absent. 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, August 11th, 2026; Meeting Minutes for July 14th, 2026; and monthly expenditures from July 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 that the road project is to begin mid-September; there are three candidates running for the board vacancies; a lot of homes are up for sale in the District; the Welcome to Christian Valley Park sign on Christian Valley Road was struck by a vehicle and will be replaced by staff; the procurement card is on the way; Gerry LaBudde has been working on his engineering report for Resolution 2026-06 on District water capacity as it relates to ADU construction, which shows that the District's capacity should serve the District's sphere of influence as defined by LAFCO.

Diane-Louise Alessi reported that she was the only stakeholder present at the Stakeholder's Webinar. She expressed her disappointment in the difficult for stakeholders to attend the webinars.

The Board discussed potential threats to the water main connecting Ross Drive and William Court, including trees and other hazards. Shane reported that he found a company who operates ground penetrating radar for a daily rate of \$2,800. A Board discussion on priority areas for the ground penetrating radar will be agendaized for the next Regular Board Meeting.

The Board reviewed and discussed the Memorandum of Understanding with the Placer County Auditor-Controller. The updated MOU identified the annual cost for services at \$7,446. Diane-Louise Alessi made a motion to accept the updated Memorandum of Understanding from Placer County concerning accounting services. Reed Koeber 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 discussed the District's cybersecurity. The Board directed staff to pursue several cybersecurity consultation services including Placer County and the Cybersecurity and Infrastructure Security Agency.

The Board went into closed session to discuss significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9.

The Board left closed session. The Board has referred the case to counsel.

The Board discussed Resolution 2026-07 Amending District's Water Connection Fees. Reed Koeber made a motion for Resolution 2026-07 to be approved. 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/County in regard to Stanley Dr speeding problem, draft ground penetrating radar priority list to inform RFP (including Ross/William and plant-tank pipe, review letter to homeowners along tank-plant easement, job description for bookkeeper and meter reader, cybersecurity update, package for Resolution 2026-06 engineering report.

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 9:05 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 lorang 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.