

CHRISTIAN VALLEY PARK, C.S.D.  
BOARD OF DIRECTORS MEETING MINUTES  
September 9th, 2025 – 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, September 9th, 2025 at 6:58 p.m.

Directors Greg Bala, Jo Anne Carmona, Dan Negus, and Reed Koeber were present in person. Director Diane-Louise Alessi was present via Zoom. General Manager, Don Elias, Assistant to the General Manager, Scott Gipner, Gerry LaBudde of Hydros Engineering, and Shane Burr of 49er Water and his team were also in attendance, as well as members of the community, in person and via Zoom.

Greg Bala made a motion to approve Consent Items: Agenda for Regular Board Meeting, September 9th, 2025; Meeting Minutes for August 12th, 2025; and monthly expenditures from August 2025. 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; Reed Koeber – aye; Dan Negus – aye.

Shane Burr presented the CVPCSD Monthly Report. See supporting documents for CVPCSD Monthly Report the last page in the minutes. The Board approved 49er Water to acquire wish list items discussed during August Regular Board Meeting. Staff was directed to locate the District's chemical storage sheds at the CCC.

Don Elias presented the General Manager's report. Signs haven't been done yet; the road project has been completed; Andrew Sisk was very helpful in trying to provide reports as needed by CVPCSD, and they are working together to reconcile report line items to accommodate the District.

Jo Anne Carmona requested reimbursement information from 49er Water of the tree company who caused damage to District infrastructure.

Dan Negus made a motion to approve the Fall 2025 newsletter with requested changes. Greg Bala seconded the motion and it carried with the following roll call vote: Diane-Louise Alessi – aye; Greg Bala – aye; Jo Anne Carmona – aye; Reed Koeber – aye; Dan Negus – aye.

The Board will table discussion on the Kenneth Loop easement until next Regular Board Meeting.

The Board reviewed the draft resolution for residents who wish to stop water service. The Board directed staff to make minor changes to the resolution, which will be reviewed for approval at the next Regular Board Meeting.

The Board discussed the water treatment plant road easement. Staff was directed to generate an easement map using existing documentation using Grok (AI program) and gather bids from surveyors.

Dan Negus made a motion to engage Mountain Air Land Management's bid dated 09/07/2025 in the amount of \$1,200, and draft a policy wherein a single maintenance bid is engageable should the cost be under \$2,000. 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; Reed Koeber – aye; Dan Negus – aye.

The Board reviewed and edited the list of projects to be completed in 2025 or later.

The Board requested changes to the website. They include Updating the Youtube 2020 items and make it current as well as eliminating the COVID verbiage from the tab for Board Members.

Items to be discussed at the next regular board meeting include: update on General Manager's meeting with Andy Sisk, service disconnection resolution, update on Kenneth Loop easement, plant road easement, Board delegated authority policy.

Dan Negus made a motion to adjourn the meeting. Greg Bala seconded the motion and it carried with the following roll call vote: Diane-Louise Alessi – aye; Greg Bala – aye; Jo Anne Carmona – aye; Reed Koeber – aye; Dan Negus – aye.

The meeting adjourned at 9:38 pm.

The information for future Board meetings can be found on the district website:  
[www.christianvalley.org](http://www.christianvalley.org).

Respectfully submitted,

Don S. Elias  
District Secretary / General Manager

# CVPCSD Monthly Report

AUGUST 2025

Daily average flow = 470 gpm

Daily Average Raw NTU = 3.2

Daily Average Finished NTU = .051

## Water Plant –

- Standard operations, ie chemical top offs, adjustments to treatment etc.
- Charlie was able to look at the generator and is confident he can fix. Unfortunately due to a complete SCADA meltdown at another facility we were completely consumed for 2 weeks manually operating that plant. That was resolved a few days ago and Charlie will be working to order parts and fix this generator. He estimates total cost, labor and parts, to be \$1500-\$2000.

## Distribution –

- 3717 Otto Wy – Gasket leak at meter – repaired
- 4980 Lorin Ct – Gasket leak at meter – repaired
- 2821 Stevens Dr – Gasket leak at meter – repaired
- 13991 Frontier Oaks – Gasket leak at meter – repaired
- 2791 Stevens Dr – Gasket leak at meter – repaired
- 3757 Witt Rd – Gasket leak at meter – repaired
- 6080 Stanley – Gasket leak at meter – repaired
- 3300 Mary – Gasket leak at meter – repaired
- 3727 and 3740 Upland – Gasket leak at meter – repaired
- 2150 Ross – Gasket leak at meter – repaired
- 1890 Pleasant Hill – Gasket leak at meter repaired
- 4154 Helen – Gasket leak at meter – repaired
- 6050 Kenneth – Gasket leak at meter – repaired
- 6041 Virginia – Gasket leak at meter – repaired
- 2753 Gayle – Gasket leak at meter – repaired
- 5330 Stanley – Meter replaced at request of D Elias
- 3100 Sunshine Meadows – Meter replaced at request of D Elias
- 3633 Mary – Meter replaced at request of D Elias
- 5251 Morningside – Meter replaced at request of D Elias

## Summary

- Ordered 16 meters for our inventory for meter replacements (2 5/8” Meters, 12 3/4” meters, 2 1” meters).