

Auburn Valley Community Services District

P.O. Box 8138 Auburn, California 95604

Board of Directors

Byron Pipkin
Mark Arvay Mark Cirksena
Melissa Piscitello Richard Welker

Minutes

BOARD OF DIRECTORS MEETING AND PUBLIC HEARING
Wednesday, October 21 2026
Meeting Held by Zoom and at 6705 Niblick Court, Auburn, CA 95602

Meeting called to order at 6:02 p.m.
Roll Call: Richard Welker was absent
Established a quorum
Approved the October 21, 2026 meeting agenda
Approved the September 16, 2026 minutes

Reports:

Treasurer's Report - Richard Welker

September 30, 2026 bank balances were:

#1120 - US Bank - Operations Acct.	$ 83,125.45
#1130 - US Bank - Bond Servicing Acct.	$108,759.25
#1150 - US Bank - Money Market - Reserve Acct.	$108,367.88
Total Checking / Savings	**$300,252.58**
Total Receivables	
1210 - Accounts Receivable	$ 15,934.05
1216 - Delinquent Bond - Receivable	$ 2,288.00
Total Accounts Receivable	$ 18,222.05
Liabilities	
1210 - Accounts Payable	$ 17,339.61
2220 - Revenue Bonds Payable - short term	$ 100,000.00
2280 - Revenue Bonds Interest Payable	$ 5,636.50
Total Current Liabilities	**$ 122,976.11**

This is a basic outline of current assets and liabilities

Directors Reports

Vice President - Melissa Piscitello

PCWA Financial Assistance Program Application

Melissa consulted with Charlie Burr of 49er Water Services regarding priority projects and determined that the reservoir cover is the most urgent. The item was tabled until a General Manager was hired to review.

Testing Budget Program Spreadsheet

Melissa is working with Charlie from 49er Water and Mark from All-Inclusive to ensure that, given the increased water-testing requirements, next year's budget accurately reflects the anticipated costs. Melissa shared the start of a spreadsheet that tracks the agency, testing frequency, annual or per-test cost, the date the test was completed, the next due date and other relevant details.

Special District Risk Management Authority (SDRMA) - Insurance Application

The application is ready to submit but will be tabled until the General Manager is on board.

Comprehensive Financial Management Policy

A comprehensive financial management policy is something the district is expected to have in place. It should cover a wide range of topics, including budgeting, accounting, financial reporting, cash management, investments, and debt management. Melissa has sample policies prepared and ready for review. This matter will be tabled until a General Manager is on board, at which point the materials will be ready to move forward.

In-Pipe Energy Power Generation Feasibility

This technology allows water districts to generate electricity from water moving through their pipes, whether it is being pumped uphill or flowing downhill. However, the current system requires a flow of approximately one million gallons per day, while our usage is only about 100,000 gallons per day. As a result, the technology is not currently suitable for the district, but the company will keep Melissa informed as it develops the smaller system it has planned.

Water Quality Report

Melissa reported that she continues to monitor the manganese levels in the water from Well 8, and the blend of water near Well 6, and the levels of manganese in the blended sample are under the health response reporting level.

Communication Easement at the Reservoir

In Melissa's research of easements in Auburn Valley, the 40 foot by 50 foot road utility easement per Document No. 93-086697, northeast of the reservoir property on 6320 Cypress Court, is no longer active. It was quitclaimed back to Suncrest Homes Number Eight, LLC per Document No. 2003-0090358

AVCSD Fenced Enclosure Beautification

The Board discussed the beautification committee's proposal to modify fencing around the AVCSD equipment, with Eric Moss leading the effort and seeking AVCSD funding for fencing changes while AVPOA would cover the plants. In conversation with Eric, Byron suggested taking a step at a time and present a written proposal to the AVCSD Board for fencing.

Directors Report - Mark Cirksena

Resource Monitor System For AVCSD Water Leak Monitoring

Mark C. discussed a proposal from Resource Monitor to provide water usage tracking capabilities, with the board agreeing to have a representative present at the next meeting to discuss their services further.

Directors Report - Mark Arvay

PG&E Economic Development Rate Program

Mark A. reported that while the community doesn't qualify for PG&E's economic development rate program, they may be eligible for the Economic Efficiency Program, which could offer rebates or financing for new pump and well equipment.

Unfinished Business

Common Area Water Line Location and Protection

Byron and Mark A. agreed to collaborate on the common area water line protection project, which involves protecting the main water line near the community entrance area, with fencing being a likely solution.

Quiet Title Action for Reservoir

The board authorized to match up to 50% of the $6,450 to Bob Thurbon Law for the purpose of completing the quiet title action, splitting the cost with the AVPOA. (4-0 / 1 absentee)

Water Meter Accessibility

Melissa reported that 10 water meters require clearance due to landscaping issues. The board approved sending notices to the property owners giving them 30 days to address the obstructions.

New Business

Irrigation Leak Relief Request

The board addressed a leak forgiveness request from a new property owner on Upper Valley Road, deciding to table this item until next month's meeting after obtaining specific billing details.

Closed Session

The Board discussed the GM candidate, Alan Gardner, his proposal contract, and the scope of work, and decided to continue discussions and delay a final decision until the November meeting.

Adjournment - there being no further business before the board, the meeting was adjourned to closed session at 8:10 p.m.

Respectfully Submitted,
Diane Peterson
Recording Secretary

Next Meeting: Thursday, November 12, 2026 at 6:00 p.m.