



Auburn Valley Community Services

District

P.O. Box 8138 Auburn, California 95604

Board of Directors

Byron Pipkin Mark Cirksena
Dale Mauldin Melissa Piscitello Richard Welker

General Manager
Steven Palmer

Minutes

BOARD OF DIRECTORS MEETING AND PUBLIC HEARING

Wednesday, April 15, 2026

Meeting Held by Zoom and at 9855 Spyglass Circle, Auburn, CA 95602

Meeting called to order at 6:00 p.m.
Roll Call: Rich Welker was absent
Established a quorum
Approval of the April 15, 2026 meeting agenda

Reports:

Treasurer's Report - Richard Welker

March 30, 2026 bank balances were:

#1120 - US Bank - Operations Acct.	\$129,999.25
#1130 - US Bank - Bond Servicing Acct.	\$181,316.20
#1150 - US Bank - Money Market - Reserve Acct.	\$100,426.58

Total Checking / Savings **\$411,742.03**

Receivables

1210 - Accounts Receivable \$ 16,467.43

Total Accounts Receivable **\$ 16,467.43**

Liabilities

1210 - Accounts Payable	\$ 7,371.97
2128 - Accounts Payable - Other	\$ 10,112.00
2220 - Revenue Bonds Payable - short term	\$ 90,000.00
2280 - Revenue Bonds Interest Payable	\$ 5,637.00

Total Current Liabilities **\$ 113,120.97**

This is a basic outline of current assets and liabilities.

CSD payables are current

All Balance accounts held to steady amounts.

President's Report - Byron Pipkin

Well #8 has been offline since September due to debris issues. Charlie is working on flushing and sampling the well. Placer County issued a citation regarding missing annual testing samples, with a May 1st deadline to correct the issue of submitting a water sample from Well #8.

Magdalena has been hired to handle the regular maintenance of weed trimming around the reservoir and pump house.

Consent Item

The March 19, 2026 meeting minutes were approved as amended.

Old Business**Storage Shed**

Byron and Melissa provided an update on the storage shed project, explaining that while the shed can be placed inside the fence, there are concerns about the accuracy of lot lines shown on county geographic information system (GIS). Melissa is working to obtain more accurate information through the county's engineering and surveying department regarding record drawings.

The board discussed whether to install the shed on a concrete pad versus using a rock/gravel base. While the concrete would offer long-term durability, the board decided to proceed with a rock base and pest-resistant materials.

In summary, the board has pre-authorized \$7,500 for the storage shed project and will proceed with excavation of some dirt area and getting the rock base done. The architectural review process will need to be initiated with the AVPOA.

Property Insurance Coverage

Byron spoke to the district's insurance agent to renew the liability insurance that is up for renewal on May 5th. Byron will follow up with the agent in regards to the districts needs for property insurance to determine coverage needs and costs.

Tree Trimming

Dale reported the trim trimming went well despite encountering poison oak, which required the team to work around due to safety issues. The poison oak tree removal will be discussed at the May meeting.

Steve Palmer Contract

The Board approved Steve Palmer's contract extension through calendar year 2028 with an annual limit of \$25,000 and expanded general manager services. The vote was 4-0 with 1 absentee.

New Business

Proposal for Locating Water Main

Mark presented a proposal from Terra West Construction to perform potholing operations to locate and expose an existing underground pipe in the grass area located at the corner of Auburn Valley Road and Viewridge Drive. The board approved a budget up to \$4,000 to hire Terra West Construction to lead efforts to locate the main water line located in the grass area at the corner of Auburn Valley Road and Viewridge Drive. (4-0 / 1 absentee)

Tax Bill

There was a discussion about a property tax bill for the reservoir property, with clarification that AVCSD as a public agency does not pay property taxes, and the tax bill likely belongs to AVPOA. The board identified the need to educate the county about the correct ownership of the property and address any confusion in their records.

Property Title Search

The meeting focused on property ownership and title issues for two parcels. The parcels in question are #026-400-029 (reservoir) and parcel #026-400-068 (water tank). It was determined a preliminary title search would likely suffice rather than a full title guarantee. The costs of the title search would be approximately around \$500 per parcel.

Late Forgiveness Fee

The Board approved a late payment forgiveness fee for the Hallberg property.

Public Comments

Adjournment - there being no further business before the board, the meeting was adjourned at **7:27 p.m.**

Respectfully Submitted,
Diane Peterson
Recording Secretary

Next Meeting:

Wednesday, May 20, 2026
6:00 p.m.