



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

Minutes

BOARD OF DIRECTORS MEETING AND PUBLIC HEARING

Wednesday, May 20, 2026

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

Meeting called to order at 6:00 p.m.
Roll Call: Mark Cirksena was absent
Established a quorum
Approval of the May 20, 2026 meeting agenda

Reports:

Treasurer's Report - Richard Welker

April 30, 2026 bank balances were:

#1120 - US Bank - Operations Acct.	\$151,800.72
#1130 - US Bank - Bond Servicing Acct.	\$173,786.37
#1150 - US Bank - Money Market - Reserve Acct.	\$100,434.25

Total Checking / Savings	\$426,021.34
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Total Receivables

1210 - Accounts Receivable	\$ 92,205.86
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Liabilities

1210 - Accounts Payable	\$ 5,705.82
2220 - Revenue Bonds Payable - short term	\$ 100,000.00
2280 - Revenue Bonds Interest Payable	\$ 6,576.50

Total Current Liabilities	\$ 112,282.32
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This is a basic outline of current assets and liabilities.
CSD payables are current
All Balance accounts held to steady amounts.

The Board approved Resolution 2026-02 requesting collection of charges on tax roll for tax year 2026-27. (4 - yes / 1 absentee)

President's Report - Byron Pipkin

The District's General Manager, Steve Palmer, has resigned due to personal reasons but will remain available for intermittent assistance.

Magdalena has completed weed whacking and tree branch removal from around the reservoir and pump house for \$880, which was within the approved budget limit.

Three property owners responded to the letter sent to the community asking for volunteers to fill the upcoming vacancies on the AVCSD Board of Directors. Thank you Bob McGrath, Mark Arvey and Amna Sultan for your response.

Consent Item

The April 15, 2026 meeting minutes were approved.

California Special Districts Association (CSDA) Presentation - Dane Wadle

Dane Wadle, Senior Public Affairs Field Coordinator, Sierra Network, for CSDA explained the associations services for special districts, including legislative advocacy, training, and resources. Dane offered to help connect the district with state and federal representatives for funding and grants, and provided information about CSDA's training programs and business affiliate discounts.

Old Business

Storage Shed

Melissa is in the process of getting a third signature on the paperwork required by the AVPOA architectural committee for the approval of the shed and its placement. Melissa will coordinate with Tuft Shed to proceed with the shed foundation and installation within the approved budget.

Water Main Location

Terra West performed potholing services on April 27th and 28th to locate a main water line within the common area near the entrance to Auburn Valley. The work crew utilized non-destructive excavation methods to safely expose the utility. During the excavation process, unforeseen site conditions were encountered, including multiple lines buried at varying depths within drainage ditches and unsuitable backfill material containing large

angular rock. These conditions increased the complexity of the evacuation process and required additional care and time to safely complete the work while minimizing the risk of damage to excision underground infrastructure.

Well #8

Well #8 is off-line due to minor debris issue. Charlie is monitoring the water and working on a solution to get the water clean and the well back online as well #8 is the second highest producing well for the community.

Property Lines and Easements

Melissa reported on property line and easement issues around the reservoir, confirming that the district owned the land where the reservoir sits while having easements through nearby properties.

Property Title Search

The discussion continued regarding a property tax bill for the reservoir property. Placer County has been notified the ownership of the property should state AVCSD as the owner and not AVSC, which was dissolved when AVCSD was formed. The district is waiting to hear back from the county regarding the transfer of the reservoir property title from AVCS to AVCSD.

New Business

Placer County Elections

Placer County Elections Department required Resolution 2026-01 was passed. (4-yes 1 absentee) The resolution is a notification of the upcoming vacancies on the AVCSD Board. Rich Welker and Bob McGrath have agreed to fill the two vacancies. Rich and Bob will need to submit their paperwork to the elections department between July 7th and August 13th to have their names placed on the November ballots.

Broadband Internet Equipment

Discussion was held whether Escape Broadband has valid easement rights for placing solar panels and equipment on district property. Melissa will follow up and report back to the board.

Reserve Fund Investment Strategy

The AVPOA had a presentation from HOA Invests and Melissa recommended having the company speak with Rich and / or the board. Due to the tax roll, the Spyglass bond, and working with US Bank, that type of investments option would not be feasible at this time.

Public Comments

Alan Loberstein provided an update on the golf course maintenance, reporting that he met with Henry Duong (golf course owner) about mowing services and potential groundskeeper hiring, though progress remains limited due to equipment issues and ongoing construction plans.

Adjournment - there being no further business before the board, the meeting was adjourned at **7:20 p.m.**

Respectfully Submitted,
Diane Peterson
Recording Secretary

Next Meeting:
Wednesday, June 17, 2026
6:00 p.m.