



Auburn Valley Community Services

District

P.O. Box 8138 Auburn, California 95604

Board of Directors

Byron Pipkin Mark Cirksena
Melissa Piscitello Richard Welker

Minutes

BOARD OF DIRECTORS MEETING AND PUBLIC HEARING

Wednesday, August 19, 2026

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

Meeting called to order at 6:00 p.m.
Roll Call: All Directors were present
Established a quorum
Approval of the August 19, 2026 meeting agenda

Reports:

Treasurer's Report - Richard Welker

July 31, 2026 bank balances were:

#1120 - US Bank - Operations Acct.	\$104,516.69
#1130 - US Bank - Bond Servicing Acct.	\$223,975.98
#1150 - US Bank - Money Market - Reserve Acct.	\$108,351.59

Total Checking / Savings	\$436,844.26
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Total Receivables

1210 - Accounts Receivable	\$117,422.37
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Liabilities

1210 - Accounts Payable	\$ 1,600.00
2220 - Revenue Bonds Payable - short term	\$ 100,000.00
2280 - Revenue Bonds Interest Payable	\$ 3,757.50

Total Current Liabilities	\$ 103,757.50
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Discussion was held about delinquent accounts, noting that some residents are two to three quarters behind on payment including Auburn Sierra Golf Club, LLC. Byron will contact the district's attorney about sending a demand letter to the golf course and letters to the homeowners.

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

The golf course easement for the leach field needs maintenance, as blackberry bushes are growing and potentially threatening the system. Byron will reach out to the golf course owners regarding their responsibility to maintain the leach field easement.

Vice President - Melissa Piscitello

Melissa presented a water usage tracking spreadsheet she created, which shows quarterly comparisons and highlights high usage patterns, though she noted challenges in consolidating data across property ownership changes.

Director - Mark Cirksena

A water line was located in the Auburn Valley entrance common area with blue spray paint markings, and small flagging, though the identity of who made the discovery remains unknown. The board discussed the need to confirm the location, determine the depth and condition of the piping, and protect the pipe once identified. It was agreed to use the same engineering company, Terra West, that previously located pipes and to stake the blue paint markings every 10 feet before winter to prevent the paint from fading.

Charlie Burr - 49er Water Services Well 4 Update

The well was down for about 5 weeks due to electrical pump failure. Modifications were made including replacing the motor from 60 to 40 horsepower, repositioning the pump to improve cooling, and implementing a timer system.

Mandated Testing

The State of California has mandated new testing requirements, including additional \$2,000 per year per well for secondary testing and \$500 quarterly tests for specific chemicals, with the possibility of waiving some requirements after demonstrating no hits.

Consent Item

The July 8, 2026 meeting minutes were approved.

Old Business

Storage Shed

Melissa provided an update on the completed storage shed installation and noted that adding more gravel should be added for better access. The keys were given to Byron along with the necessary paperwork for reprogramming the lock.

Sewage Lift Pump

There are two lift stations near the Otto pond, and the newer of the two (6 years old) failed and needed to be replaced at the cost of about \$21,000. The new pump should be installed by the end of the week. A lift station is a pumping system that moves wastewater from a lower elevation to a higher one when gravity flow isn't possible.

AVCSD Easement Research Update

Copies of the easements researched and identified by Melissa have been given to Diane to post on the website.

Property Insurance Application - Tabled until the next meeting

AVCSD Fenced Enclosure Beautification

The gazebo has been demolished and chicken wire will be installed to secure the area and AVCSD assets, though weed abatement is still pending. Byron suggested forming a committee with the AVPOA to gather suggestions on beautifying the area.

Annual Investment Policy Adoption and Reserve Fund Investment Strategy

Tabled until the board can receive input from the new general manager.

PCWA Financial Assistance Program Application

Melissa reported that the application is due in February 2027.

New Business

Appointment of New Director

A motion was made, seconded, and approved to appoint Mark Arvay as the new Director to the board. Mark will be filling the vacancy left from the resignation of Dale Mauldin. Mark's position on the board will be until December 2028.

Well 3 Easement

Concerns were discussed about landscape plants in the well 3 easement, with Byron explaining previous board investments to maintain access. The homeowner agreed to maintain the plants and remove them if they impede access in the future. Byron will draft a good neighbor agreement detailing the discussion and proposed actions, which he will review with AVCSD's attorney and finalize by December.

Irrigation Leak Relief

Discussion was held regarding unexpected irrigation leaks and several homeowners seeking relief. Rich shared his own recent leak situation involving a malfunctioning pond pump that caused significant water usage, emphasizing that such leaks often go undetected until receiving high bills due to quarterly billing cycles. The discussion concluded with Byron proposing the development of a board resolution to provide forgiveness for the first instance of inordinate water usage from leaks, noting this would require community input and board decision.

Rich requested assistance for the unexpected \$1,000 water bill due to the pond pump leak. A motion was made, seconded and approved to delay without penalty relief to Rich on the \$1,000 invoice for water usage until January 31, 2027. (Yes- 3 / 1 abstained (Rich)

Quiet Title Action on Reservoir for AVSD to AVCS D Title Change

Byron will contact the attorney to discuss the quiet title action for the reservoir property and get a cost estimate for board approval.

Public Comments

The board discussed water quality issues related to Well 4 after Donna Biles inquired about the water quality and the manganese levels, and also having a back up motor for well 4. Byron explained that manganese levels vary significantly depending on well operations and that well 4 helps dilute manganese levels when operating. Charlie confirmed that the District has a spare 40 horsepower motor available that could be used if needed, though the previous failure occurred before the motor was properly evaluated.

Adjournment - there being no further business before the board, the meeting was adjourned to closed session at 7:17 p.m.

Respectfully Submitted,
Diane Peterson
Recording Secretary

Next Meeting:

Wednesday, September 16, 2026
6:00 p.m.