



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, September 16, 2026

Meeting Held by Zoom and at 6705 Niblick Court, Auburn, CA 95602

Meeting called to order at 6:08 p.m.

Roll Call: Byron Pipkin was absent

Established a quorum

Approval of the September 16, 2026 meeting agenda

Reports:

Treasurer's Report - Richard Welker

August 31, 2026 bank balances were:

#1120 - US Bank - Operations Acct.	\$106,289.12
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#1130 - US Bank - Bond Servicing Acct.	\$226,263.98
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#1150 - US Bank - Money Market - Reserve Acct.	\$108,351.59
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Total Checking / Savings	\$440,904.69
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Total Receivables

1210 - Accounts Receivable	\$56,202.52
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1216 - Delinquent Bond - Receivable	\$ 2,288.00
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Total Accounts Receivable	\$58,490.52
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Liabilities

1210 - Accounts Payable	\$ 24,139.19
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2220 - Revenue Bonds Payable - short term	\$ 100,000.00
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2280 - Revenue Bonds Interest Payable	\$ 4,697.00
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Total Current Liabilities	\$ 104,697.00
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This is a basic outline of current assets and liabilities

Consent Item - August 19, 2026 Minutes

There was discussion whether a vote was taken regarding using Terra West engineering for pipe location work. Diane clarified that while no formal vote was recorded, the decision to use Terra West was agreed upon during discussion between board members due to their familiarity with the project. Melissa stated if there was a vote, she would have said no. The August 19, 2026 minutes were approved as submitted.

Old Business

Common Area Water Line Location and Protection

Blake Pipeline was contacted regarding the previously mentioned markings near what is believed to be a main water line servicing the community. It was confirmed that the markings were placed on the location of the water line. Blake Pipeline couldn't confirm the condition of the piping but based on experience there are no visible signs of leaking at this point. Blake Pipeline also confirmed the piping to be AC Transite pipe. Since there are no visible signs of leaks, the advice given is to protect the area and not allow any further disturbance.

SDRMA Property Insurance Application Update

Rich will update the property insurance application and obtain a new no-known loss letter. This letter is often required by insurers to confirm the absence of potential liabilities before issuing or renewing a policy.

Quiet Title Action for Reservoir

The board tabled the motion to approve up to \$6,450 in legal expenses pending the AVPOA's decision at its October meeting regarding payment of 50% of the bill. Discussion revealed that responsibility for the reservoir property transfer currently rests with a defunct corporation (CSD). The County recommends transferring the property into AVCSD's name to clarify property tax responsibility.

Establish Committee to Oversee Fenced Enclosure Beautification Effort

The board discussed establishing a committee to oversee beautification efforts for the fenced AVCSD enclosure, with Eric Moss volunteering to lead the committee. Diane will send an email to the community to ask for volunteers.

Annual Investment Policy Adoption and Reserve Fund Investment Strategy

The board reviewed the need for a comprehensive investment policy that encompasses budgeting, reserves, debt management, and other financial aspects. It was agreed that the issue will be placed on hold to until a general manager is hired.

PCWA Financial Assistance Program Application

The board also discussed PCWA financial assistance application. The board will consult with our system operators, Charlie Burr (49er Water Services) and Mark Kahl (All Inclusive Water Wastewater Solutions) regarding pressing projects needed.

49er Input for Water Meter Accessibility

The board addressed water meter accessibility issues at specific properties, with plans to obtain estimates for necessary vegetation trimming.

New Business

Testing Budget Spreadsheet

Melissa will create a spreadsheet to track required water testing and associated costs, working with Charlie to gather the necessary information.

The following were tabled for discussion at the October meeting:

Spike in Water Bill Due to Water Leak Resolution / Ordinance

Annual Investment Policy Adoption and Reserve Fund Investment Strategy

Sewage Capacity

Resource Monitor System for AVCSD Water Leak Monitoring

Adjournment - there being no further business before the board, the meeting was adjourned to closed session at 7:10 p.m.

Respectfully Submitted,
Diane Peterson
Recording Secretary

Next Meeting:

Wednesday, October 21, 2026
6:00 p.m.