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, July 8, 2026
Meeting Held by Zoom and at 9855 Spyglass Circle, Auburn, CA 95602

Meeting called to order at 6:00 p.m.
Roll Call: Dale Mauldin was absent
Established a quorum
Approval of the July 8, 2026 meeting agenda

Reports:

Treasurer's Report - Richard Welker
June 30, 2026 bank balances were:

#1120 - US Bank - Operations Acct.	$ 80,427.35
#1130 - US Bank - Bond Servicing Acct.	$226,641.93
#1150 - US Bank - Money Market - Reserve Acct.	$136,106.39
Total Checking / Savings	**$443,175.67**
Total Receivables	
1210 - Accounts Receivable	$ 43,061.15
Liabilities	
1210 - Accounts Payable	$ 31,898.25
2220 - Revenue Bonds Payable - short term	$ 100,000.00
2280 - Revenue Bonds Interest Payable	$ 2,818.00
Total Current Liabilities	**$ 134,716.25**

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 board discussed requests for late fee forgiveness from residents Choy and Maciel, who claimed they never received their statements, and voted to forgive fees without counting them as the residents' one-time forgiveness limit.

Byron gave a summary of well 4 failure history, and reviewed the emails sent to the community requesting water conservation by reducing landscape watering which accounts for 85% of water usage.

Due to the malfunction of a water valve remaining open in the water tank, there was a loss of about 70,00 gallons of water. The valve has now be fixed.

Due to General Manager, Steve Palmer resigning due to personal reasons, the District is looking for a part time General Manger who can provide professional advice to the Board.

Consent Item
The May 20, 2026 meeting minutes were approved.

Old Business

Storage Shed

Melissa presented updates on the storage shed project, including color options and budget status. The budget spreadsheet Melissa presented showed $7,490.68 projected to be spent of the $7,500.00 budget. AVPOA architectural committee approved the shed. The board discussed power requirements for the shed and agreed to assess placement options and gravel installation.

SDRMA Property Insurance Application
The Special District Risk Management Authority (SDRMA) is a public agency in California that provides risk management and insurance services to public agencies, including property, liability, and workers' compensation coverage. Melissa is in the process of reviewing the insurance application process and gathering information of the Districts assets.

Property Lines and Easements

Melissa shared findings from county research on property easements, including a newly discovered access near the reservoir that may affect Escape Broadband's plans to install solar panels near the community's property.

Property Title Search

Melissa provided an update that the tax bill issue for the reservoir property has been resolved, with the past due balance being erased and the property transferred from AVCSD's name.

New Business

Diagnosis of Well 4 Pump Failure and Repair Funding

Byron reported on the well failure affecting the community's water supply, explaining that the highest-producing well's pump motor failed on June 18th, requiring conservation measures and temporary restrictions on landscape watering. The board discussed replacing the 60 horsepower pump with a 40 horsepower system to address heat and air bubble issues in the fractured rock well, with the new equipment expected to be installed within two weeks at a cost of about $27,000. A motion was made and approved for the expenditure of up to $30,000 for repairs to Well #4. (4-0 / 1 absentee)

Miscellaneous Items

The Board addressed the need to formally designate Rich as treasurer and Melissa as Vice President.

The Board also discussed plans to beautify the fenced enclosure around the propane tank and well after the gazebo removal.

The Conflict of Interest Code documentation and Biennial notice requirements have been completed and submitted to Placer County.

The importance of establishing an investment policy for the district's reserve funds was discussed and tabled until the August meeting.

Adjournment - there being no further business before the board, the meeting was adjourned at 7:07 p.m.

Respectfully Submitted,
Diane Peterson
Recording Secretary

Next Meeting:
Wednesday, August 19, 2026
6:00 p.m.