



Auburn Valley Community Service

District

P.O. Box 8138 Auburn, California 95604

Jim Leidigh (530) 269-1668

Gerald Sherburne (530) 269-1938

Bob Mantz (530) 269-1802

John Imrie (530) 269-1831

Dale Kuehne (916) 549-6531

Minutes

BOARD OF DIRECTORS MEETING AND PUBLIC HEARING

Saturday, October 9, 2021

Meeting Held by Zoom

Meeting called to order at 9:00 a.m.

Roll Call: Dale Kuehne was absent

Established a quorum.

Approval of the October 9, 2021 meeting agenda (4-0)

Reports From Directors:

Treasurer's Report - Dale Kuehne (absent)

President's Report - Jim Leidigh

John Imre and Bob Mantz met with the insurance company and were successful in splitting the premiums for AVCS D and AVPOA. A huge thank you to both Bob and John for their diligence in getting this done. AVCS D will have four policies - general liabilities, expanded liabilities, directors/officers, and property coverage for fire, theft, etc.

Jim Leidigh had conversations with the prospective buyers and real estate agents interested in the home at 6745 Estates Court and the lot at 6315 Cypress Court regarding AVCS D. Jim also had a lengthy conversation with a prospective buyer for Auburn Valley Golf Club.

Jim Leidigh and Bob Mantz will be reviewing the contracts for AVCSD's water system and wastewater operators.

Bob Mantz compiled a spreadsheet comparing the water usage of Auburn Valley residents for the present quarter and the same quarter in 2020. There were 30 residents that saved just over two (2) million gallons while 30 other residents consumed **over** one (1) million gallons more compared to last year. **California continues to have drought conditions and if Auburn Valley residents do not comply with saving water, AVCSD will be facing a water shortage. The wells are under stress and production is below historic levels. Residents should only be watering their lawns and plants three (3) times per week and no irrigation on Sundays.**

A letter was received from US Bank stating that the revenue bond (Old Community) has a zero (0) balance as of October 4, 2021. Residents of the Old Community can contact Dale Kuehne (dalekuehneavcsd@hotmail.com) for a copy of the letter. The balance of the account (\$33,672.82) will be deposited in AVCSD's Capital Reserve account per Resolution 2019-02.

A letter was received from Joe Parisi commending Dave Christensen for all that he did over the past years unraveling the complexities of the revenue bond.

A payment was received from the Auburn Valley Golf Club bankruptcy trustee for monies owed to AVCSD for water usage and operation and maintenance. A lien is still in effect for the missed amortization payment.

A Statement of Facts letter regarding AVCSD was sent via AVCSD's attorney to the bankruptcy trustee for Auburn Valley Golf Club. The informative letter will be shared with prospective buyers for the club.

Vice President Report - John Imrie

A letter was received from the trustee for John Dutton (AVCSD's prior attorney) regarding AVCSD files in their possession. The files will be mailed to AVCSD.

John pointed out the water usage is critical along with the amount of electricity being used to pump the water.

Technical Director Report - Bob Mantz

A document file was created for the insurance company documenting AVCSD equipment. The file contains pictures of AVCSD equipment and nameplates plus model numbers. While the wastewater treatment plant and the water pump house have alarms (motion videos), the insurance company recommended having alarms on well

site #2 and well site #6 to reduce the insurance premium. The insurance company also requested an estimated replacement cost for the equipment.

A Request for Qualifications is being prepared for a prospective engineering firm/ general manager in Sacramento.

Delinquencies/Volunteer Committee - Gerald Sherburne

Four (4) homeowners requested for late fee forgiveness fee. The requests were approved. (4-0)

Fourteen (14) 30-day notices were sent to delinquent homeowners of which three (3) have paid.

The AVCSD Board is considering a new policy where all payments need to be mailed to the AVCSD's post office box (8138) and board members would not accept payments.

Consent Item

The September 11, 2021, AVCSD Board of Directors meeting minutes were approved. as amended. (4-0)

New Business

The prospective engineering (Ben-En) firm suggested AVCSD apply for grants available to special districts. There is significant amount of monies available to special districts through grants. Ben-En would be on a task order basis of beginning the application process. The monies available from the grants would be helpful in getting a new well among other improvements for AVCSD.

A motion was made and seconded to start the process of grant applications not to exceed the expenditure of \$20,000.00. (4-0)

Public Comments

A property owner raised the idea that AVCSD in their active negotiations with the insurance company should ask "them if they have any recommendations as it relates to security and mitigation of liability concerns for well heads and associated low voltage equipment. The idea is the current eye soar of fencing we see in our community around the gazebo common area is beyond the requirements for national electric code compliance and is likely beyond what is needed for insurance; the equipment is low voltage and does not need fencing. And I understand the CSD was trying to do the right thing and mitigate liability and security by installing fencing."

Adjournment - there being no further business before the board, the meeting was adjourned at 9:48 a.m.

Next Board Meeting:
November 13, 2021
9:00 a.m.

Respectfully Submitted,
Diane Peterson
Recording Secretary