

**GOLD MOUNTAIN COMMUNITY SERVICES DISTRICT**  
**BOARD OF DIRECTORS**  
**MEETING MINUTES**

**Regular Meeting**

**Friday, March 21<sup>st</sup>, 2025 @ 10:00am**  
**150 Pacific Street, Suite 8, Portola, CA**

**1. CALL MEETING TO ORDER:**

The meeting was called to order at 10:00 am by Director Rene St. Pierre

A. Roll Call:

Present: Director: Rene St. Pierre, Director: Jon Grisley, Director: Kathryn Kogge

Present Via-Zoom: President, Gordon Bennie

Absent: Vice-President: Kim Seney

Present: General Manager/Lead Operator: Skyler Allingham

Present: Fire Coordinator, Bill Robinson

**2. PUBLIC COMMENT:**

Community member Cary Curtis noted that the terminology of Consent Agenda for Items 4 through 6 is improper use of word Consent. Director St. Pierre agreed and noted he was going to postpone those items to next meeting due to lack of full Board at this meeting. She also mentioned, as an fyi, that at the last meeting members were in the Zoom waiting room and were not let in to hear the individual presentations.

Community member Dan Gallagher noted there were not accurate recordings on the public meetings of July and September minutes. He referred to written concerns of two different lot owners and the CSD summary is not reflective of these communications. He stated that the Board minutes appeared to show a problematic practice of not posting negative comments. He feels transparency is needed on CSD website and board meetings.

Cary Curtis agreed that minutes are not accurate and there are missing website postings for some minutes for 2024 meetings. She also referred to last meeting where a community member request to have Board Member Terms posted on the website was not followed through.

President Gordon Bennie tried to comment. Cary Curtis mentioned that Gordon could not participate in the meeting due to fact the Board had not followed protocol for Gordon calling in via Zoom. There was not notification of posting his location in advance of the meeting. Gordon then signed off.

Director St. Pierre then stated if no more public comments to move to Consent Agenda.

**3. CONSENT AGENDA:**

Minutes: Director Rene St. Pierre called to postpone the approval of the minutes from 2/5/25 Board Meeting until proper language and details can be added.

**4. CONSENT AGENDA POLICY #3126 NEPOTISM**

**5. CONSENT AGENDA POLICY #4220 BOARD MINUTES**

**6. CONSENT AGENDA POLICY #5010 (2)-CHANGES**

Director St. Pierre called for Policy Review Items 4-6 to be postponed to next meeting to allow for re-wording to reflect as Policy Changes, not Consent.

Director Grisley made a motion that items 3,4,5,6 be postponed to next meeting. Director Kogge seconded.

Roll Call: Director Grisley-Yes, Director Kogge-Yes, Director St. Pierre-Yes. Motion approved.

**7. FINANCIALS FOR WATER, SEWER, AND FIRE**

GM Allingham presented the Balance Sheet as of February 28, 2025.

**Income** shows under budget due to non-payment of unconnected lots, both water and sewer.

**Expense- Item 7111 - Salaries** under budget due to vacation hours still to be used and accounted for.

Director Grisley asked if accounting method was cash or accrual. GM Allingham stated method is accrual. Director St. Pierre said we need to account for hours based on accrual basis. GM Allingham stated he will meet with Cline to confirm how was set up and adjust for accrual basis if needed.

**Total 7120- Service and Supplies-** underbudget by \$29,000. Money for equipment rental for Well 29 budget was not needed.

**7131-1 Wells** - over budget by \$54,000, due to Well 8 Project so balance sheet will need to have \$40,000 Capital funds move to correct the balance and amend the balance sheet accordingly.

**7132- Total Water Distribution** is under budget, by \$9,690 due to electrical savings of efficiency of jockey pumps installed.

**Total 7130 Water Operations and Maintenance** reflects over budget by \$48K but the omission of the \$54K will correct the balance.

**7140-Sewer Operations and Maintenance** is over budget by \$4800. Leach field was inspected by State and outcome is we need to build a control system for Windsong Leach field system – working on inexpensive solution, computer control unit to control flows into field.

**7150-General Maintenance** underbudget by \$17,034, due to wintertime maintenance deferred to spring.

**7160-General Engineering** - Under budget by \$69,000 due to a lot of work had been done in house, vs contractor. It should be used up by 5-year plan.

**4500 - Capital expenses** - shows \$47,480 underbudget due to need to allocate monies for Well 8 rehabilitations. Cline to adjust for next meeting.

Director St. Pierre queried if any concerns about well production and water use when golf course opens. GM Allingham said he will monitor when golf course comes online but he anticipated no issues with water levels.

**Aging report**-last line item is negative due to nonpayment of \$152,437 which matches discrepancy. Jon said this should also reflect as accrual not cash. It was noted to have Cline adjust as income.

#### **FIRE BUDGET-**

**5300 Quick Attack Vehicle** -GM Allingham advised of change to be made to line item 5300 of name of “Quick Attack Vehicle” to reflect the correct identification as “Type 3”.

Cary Curtis questioned the listed budget dollar amount on Line 5210 for the administrative fee. It had been based on full time admin and higher pay scale. Now is a Part time admin and reduced salary. The Fire Fund is a tax and with changes in salary structure, personnel, and responsibilities it should be reflective of changes since Debbie’s hiring. Therefore, she feels a new study should be done. Director St. Pierre agreed and that a new study will be done to update line item #5210 and advise Joleen of cash/vs accrual.

Director Grisley motioned for an approval vote of the Balance sheets with the changes as noted in the meeting to be made. Director St Pierre seconded.

Director Kogge Aye, Director Grisley Aye, Director St. Pierre Aye.

With no more questions Director St. Pierre requested meeting move to GM report.

#### **8. GENERAL MANAGER REPORT**

GM Allingham requested his report to begin with the Pilot Program Proposal for Greywater Rebate Initiative. He gave an overview of the Pilot program which has an approved Budget of \$15,000. He advised that the CSD will provide homeowners with a \$1500 rebate toward the purchase and installation of a Flotender GL-75 Greywater System. The system recycles water from showers, baths, and laundry to be used for landscape irrigation. Goal is to promote water conservation, reduce wastewater treatment costs, and encourage sustainable practices among homeowners. Director Grisley asked why Flotender Brand was chosen for the Pilot program. GM Allingham replied that the system has an advantage over others, and as a pilot program, ability to install, inspect and monitor efficiency was a goal. There was then an on-going dialogue between community members, board members and GM addressing concerns and issues such as: reducing the restrictions on the brand to only one-i.e. Flotender, higher cost of Flotender vs other options, the number of days to apply for the rebate-listed as by April 1 for receipt, and restrictions on who was eligible for the pilot program. GM Allingham advised he had been in contact with the County for use of grey water on private properties, and wanted to feel confident we could pass inspections. Use of one brand, Flotender, makes the retrofit set up to existing homes the same so GM personnel would be able to inspect with the same standards and equipment knowledge. Cary noted that another program which should also be reviewed and revived for additional water savings was the drought plan in 2017 that worked well, and that ongoing education also helps communities conserve water. After more discussion, it was agreed that a Pilot program for Greywater use was of value. The final motion was to adopt the Pilot Program for Rebate Incentive, offer a rebate of \$1500 to install a Greywater System approved by the

GM to the first eligible 10 homeowners. If there are more than 10 eligible applicants, the Board will regroup to discuss funding as needed. While preference is for full time residents, part time, spec homes and new homes construction will be considered by onsite evaluations for use as irrigation. The goal is to test and gather data for which system as approved for the first 10 installations works best, and what is average total upfront cost for system and installation. End goal is to save **potable** water for home use, not irrigation, and to help leach fields work better and longer due to less effluent going into them. A Public meeting will be scheduled with community members to discuss these findings once this passes to advise of findings of Pilot Program, costs, and savings. As a Pilot Program, it was noted that if there is new construction, it could then have a separate meter installed. GM stated that as a Pilot Program, amendments can be made as data is gathered. GM will also reach out to Flotender and ask for costs to build a “custom” Gold Mountain package. There was concern of Flotender being the only approved system based on concerns of higher cost compared to other systems. GM restated he’d review all options presented to him.

A motion was made by Director St. Pierre to approve a Pilot Program Proposal for Greywater Rebate Initiative for up to \$1500 per applicant to install an approved Greywater System. The goal of this initiative is to promote water conservation, reduce wastewater treatment costs, and encourage sustainable practices among homeowners. This Pilot Program rebate of \$1500 per system will be awarded to the first 10 approved applications who meet GM criteria for ease of installation and maximize its benefits, with no cutoff date to submission time frame. The system(s) are to be reviewed and identified by GM, not the homeowner, as optimum systems for the Pilot program installation rebate.

Direct St Pierre called for Vote:

Director Kogge, Aye, Director Grisley Aye, Director St. Pierre Aye.

Public Comment was made by Cary Curtis regarding a lack of public comment review of an electronically posted community member letter from Thomas Pandola. Dan Gallagher proceeded to read Thomas Pandola’s posted letter. Mr. Pandola’s issues were regarding the use of new water restrictions for irrigation, impacts on property value and legal options that may need to be taken to address his concerns. No board member present had seen the post and there will be follow up regarding online posts and accessibility.

A question on water meter readings was asked, if CSD monitors and advises of water usage to owner. If group of excessive users are identified, will there be an outreach? GM responded the owners will be advised, and it was confirmed that meters are read every month.

Jon Grisley requested that before next Board meeting, we schedule a special closed executive meeting to discuss several issues that can also include personnel matters. GM said he will review schedules and dates to be submitted to board.

#### DIRECTOR REPORTS-

Director St Pierre-None, Director Grisley-None

Director Kogge:

She noted there is a CAL FIRE home Defensible Space Inspection slated for Nakoma community. She will try to find out when they will be coming and advise.

Regarding our Firewise Community, she wants the Community to be prepared prior to official start of fire season, drill down on defensible space, public space. She wants the Community to participate in identification of green fuel hazards. She wants to explore options for Community Programs such as curbside pickup, chipping, mastication and how to help share cost to incentivize people for action. It was decided there will be a meeting between a HOA Rep and CSD Firewise to identify best programs to offer. There will be an update to a Firewise subcontractor list, posted to the website for reference by community members. There will be a community meeting in the near future to discuss best Firewise actions for individuals and community as a whole. There was a request to have CAL FIRE appear in person to explain the current map fire hazard and how they came to a very high rating for our community. Director Kogge will contact CAL FIRE to set up a meeting. Of note was announcement there is a public Beckwourth fire meeting to be held at the Portola fire station on April 2<sup>nd</sup>.

No other reports or comments

Director St. Pierre than moved meeting adjourned, at 11:41 am.

