AGENDA ITEM 3: CONSENT AGENDA

A) APPROVE MEETING MINUTES FROM 23-MAY-2025 REGULAR MEETING

DATE: 23-JUNE-2025

ORIGINATOR: Secretary of the Board: Annie Tansey-Yoakum

PURPOSE: Review and consideration to approve meeting minutes from the BOD's Regular Meeting on 23-May-2025

SUPPORTING DOCUMENTS: Yes, attached.

DESIRED ACTION BY BOD: Review and motion to approve meeting minutes.

B) RENUMBERING OF GMCSD POLICIES

DATE: 23- MAY-2025

ORIGINATOR: Director's Seney & Gresley, members of the Policy Committee

PURPOSE: Review and consider approving listed policies that have already been reviewed/approved but need to be renumbered. This is an ongoing project for the District.

SUPPORTING DOCUMENTS: Yes, attached.

DESIRED ACTION BY BOD: Review and motion to approve policy number changes as listed.

Gold Mountain® Community Services District
Water - Sewer - Fire Protection

Gold Mountain Community Services District Minutes
Regular Meeting May 23, 2025 10:00 AM
Pacific Street, Portola, CA 96122
https://www.gmcsd.org/

1. Call to Order

The meeting was called to order at 10:01 am by Vice-President Kim Seney. Board Member Kim Seney calls the meeting to order in place of Gordon Bennie.

Roll Call

Present: Vice-President Kim Seney, Director Rene St. Pierre, Director Kathy Kogge, Director Jon Gresley

Absent: President Gordon Bennie

Staff Present: Annie Tansey-Yoakum, Clerk of the Board; Skyler Allingham, General Manager; Bill Robinson, Fire Coordinator; and District General Counsel, Ann Siprelle.

At this time Director Gresley motioned to amend the agenda to include acknowledgment with regret, and consider accepting Director Bennie's resignation from the Board of Directors. Director Seney seconds the motion, a roll call vote was taken to amend the agenda, all Directors unanimously voted Aye.

Director Gresley motions to immediately accept with regret, Director Bennie's resignation. Director Seney seconds, and with a roll call vote, all Directors unanimously voted Aye.
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The roll call vote:	AYE	NAY
Director Gresley	X	
Director Kogge	X	
Director Seney	X	
Director St. Pierre	X	

2. Public Comments

Nine members of the public were present (including general counsel). Nobody made public remarks.

3. Closed Session

Conference with Legal Counsel - Anticipated Litigation Pursuant to Gov. Code Section 54956.9 (d)(4)

Closed session began at 10:05 a.m., all public and staff members were excused from the meeting room. The regular meeting reconvened at 10:34 a.m. Vice President Seney reported that there was no action taken during closed session.

4. Correspondence to the Board - Annie, Clerk of the Board

Annie, Clerk of the Board, read three pieces of correspondence to the meeting, there was little discussion. The board members unanimously acknowledged Board President, Mr. Bennie's resignation effective May 18, 2025. The Board expressed thanks and appreciation for Mr. Bennie's dedication and contributions to the GMCSD board. Director Seney noted that with Mr. Bennie's resignation, the board has 60-days to find and appoint a replacement to fill the vacancy for the remainder of the term which ends on 12/05/2025.

5. Review and Approve Regular Meeting Minutes - 3/21/2025

Consideration to approve the meeting minutes from the 03/21/2025 Regular meeting, Director Gresley motioned to approve. Director St. Pierre seconds, and with a roll call vote, all Directors unanimously voted Aye.

The roll call vote:	AYE	NAY
Director Gresley	X	
Director Kogge	X	
Director Seney	RECUSED	
Director St. Pierre	X	

6. Policy Changes

Consideration of approving proposed changes to Policy #4220 Meeting Minutes, Director Gresley motioned to approve. Director St. Pierre seconds the motion, and with a roll call vote, all Directors unanimously voted Aye.

The roll call vote:	AYE	NAY
Director Gresley	X	
Director Kogge	X	
Director Seney	X	
Director St. Pierre	X	

7. Policy Changes

The Agenda item was mislabeled, the policy is placed in abeyance until the next regular meeting on July 18, 2025.

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9. Financial Reports

GM, Skyler, presented the District's financial reports. He started with Water & Sewer. The board members discussed alternative ways the reports could be presented and requested that Jolene Cline, the District's CPA be more involved in the finance committee and possibly even present the financial reports at board meetings.

Skyler reviewed some line items that are over/under budget, including District income as being roughly $100,000 under budget due to delinquent unconnected Water & Sewer accounts. A few other adjustments were recommended such as moving line item 7131-1, Well #8 Rehab Project, to capital expenses. There is an increase to the personnel budget due to the hiring of a full-time office administrator.

Upcoming additional expenditures will likely include repair to the Windsong leach field, which is reaching life expectancy as well as several booster stations.

Skyler continued to the Fire/Emergency Services budget. He started with an explanation of how the Fire budget pays Water & Sewer fees for the administration of the fire program, and that in the coming year this expenditure will increase with the hiring of the full time Office Administrator and Clerk of the Board and both his time and the office administrator's time were underbudgeted last year. He noted there was an error in the report as line item 6020, installing fire hydrants, was budgeted at $0.00 and this is incorrect. The settlement money received from the Dixie fire was used to upgrade the quick attack vehicle and is now exhausted.

After Skyler's report, the delinquent accounts on the aging report were discussed again and Director Seney noted that we are currently following District policy and procedure to try and collect on those accounts.

10. General Manager's Report - Skyler

Skyler's General Manager's report covered the general topics of overall water/sewer system operations. Skyler requested $10,000 to spend on an additional filter for the Well #8 rehab project as it failed to pass the state turbidity (clarity) test. The well produces sand and needs an additional filter. Discussion pursued as to why the District is focused on the Well #8 rehabilitation, and it was explained by Skyler that the well has great production potential, currently producing 50 gmp, but has been offline since 2000.

Skyler updated the Board on the five-year master plan and reported that the 2030 master plans to complete a 50% infrastructure build out of the Gold Mountain community are almost complete. He revisited the greywater program and noted that the community has shown little interest in this program. This may change with the District's commitment to public education on the advantages of greywater usage and considering the changes coming from policy #5100's adjustments to irrigation.

Director Gresley motioned to add an action item to amend the agenda for Skyler's Well #8 Rehab update. Director St. Pierre seconds the motion, and a roll call vote was a unanimous AYE.

The roll call vote:	AYE	NAY
Director Gresley	X	
Director Kogge	X	

	AYE	NAY
Director Seney	X	
Director St. Pierre	X	

11. Well #8 Rehab Project Update - Skyler
Skyler recapped the Well #8 update that had been brought up in agenda items 9 and 10.

Director St. Pierre motioned to approve an additional $10,000 allotment to the Well #8 Rehabilitation project, with the understanding that Skyler will research the best filter to resolve the well pump's sand problem. Director Kogge seconds, and with a roll-call vote, all Directors unanimously voted Aye.

The roll call vote:	AYE	NAY
Director Gresley	X	
Director Kogge	X	
Director Seney	X	
Director St. Pierre	X	

12. Fire Report - Skyler
Under discussion was a Memorandum of Understanding between Beckwourth Peak Fire Protection District and Gold Mountain CSD. The Board and public were presented with a report from BPFPD's Fire Chief, Jack Rosevear. Chief Rosevear discussed the Memorandum of Understanding to be signed with GMCSD. This MOU will expire in November 2025, this is to work out any kinks in the agreement and limit the MOU to the 2025 wildfire season. The plan will be to reassess the MOU after fire season ends.

Chief Rosevear described the unique jurisdictional position GMCSD is in, with wildfire being managed/supported by multiple agencies, including CalFire, USFS, local districts, etc. GMCSD's "Neighborhood Brigade" is made up of volunteers who have received the Basic 32 Wildland Firefighting training. This is the equivalent of an entry level USFS wildland firefighter. GMCSD will be the first line of attack to a wildfire if it breaks out within the boundaries of the district.

Chief Rosevear also provided a draft copy of BPFPD's Operating Plan.

Consideration of signing the Memorandum of Understanding, Director St. Pierre motioned to approve signing the MOU. Director Kogge seconds, and with a roll-call vote, all Directors unanimously voted Aye.

The roll call vote:	AYE	NAY
Director Gresley	X	
Director Kogge	X	

	AYE	NAY
Director Seney	X	
Director St. Pierre	X	

13. Policy #5100 Water Service Policy
Background: This agenda item was a continued discussion of prior public concerns over Policy #5100 -Water Service Policy. The policy was amended in the Fall of 2024 to prohibit installation of landscape irrigation for new construction within the District. This was the direct result of an incident after the Gold Complex wildfire wherein, water resources needed for the fire taxed the system and private irrigation systems do not have proper backflow prevention valves, which caused contamination to enter the potable water for the District.

This, alongside gross overuse of water in the District, resulted in the policy change.
Skyler recommended that we revise the policy again to allow landscape irrigation, but the irrigation lines will require metering separate from potable water. The policy should include mandated metering of irrigation as well as installation of appropriate backflow valves.

A question from the Board of Directors was addressed: "Do we as a water utility have an obligation to provide irrigation to homes?" The answer is no. Irrigation is not obligatory according to District policy as well as California law. It was noted that the Gold Mountain community's monthly water usage is twice the monthly use of the average California home.

Public comments included concern regarding the placement of irrigation meters and the distance from the homes. Another member of the public commented on the history of Gold Mountain's water usage, citing a shortage in 2023 where it was discussed with the public and they, as a community, reduced overall water usage by 23%. He continued to read a text from another community member that voiced concern and commitment to drastically reducing even their own water usage.

Director St. Pierre summarized the discussion by suggesting the District develop a new community wide program that makes sense for everyone. This plan will be supported by education and communication from the District regarding the greywater program, xeriscaping and other water conservation efforts.

14. First Reading 2025-26 Budgets - Skyler
General Manager, Skyler, presented the proposed budget for FY 25-26. Director St. Pierre motioned to approve the proposed budget as presented and waive a second reading. Director Seney seconds, and with a roll-call vote, all Directors unanimously voted Aye.

The roll call vote:	AYE	NAY
Director Gresley	X	
Director Kogge	X	
Director Seney	X	

	AYE	NAY
Director St. Pierre	X	

15. Fire Management Project - Discussion
Skyler presented the fire management plan for discussion. The District is divided into eight treatment zones. Treatment will include clearing and chipping of undergrowth and dense young tree growth. The largest treatment zones are estimated to cost up to $500,000. This begs the question of who's responsibility is it to pay, the District, HOA, private landowners, or a combination of all three?

Dan Gallagher, the representative present for the Nakoma HOA, voiced potential concerns from homeowners who may see their monetary contributions being used to clear properties other than their own. He is concerned with how to deal with the possibly scrutiny.

Members of the public expressed commitment to wanting this plan to be ongoing in the future, not just a fire prevention goal for the time being.

16. Directors' Reports - Board Members
Director St. Pierre is pleased with the positive discussion and direction for Policy #5100 and wants to continue to work on a plan. He also wants to see continued efforts on the fire management plan. Increased education and communication from the District will play key roles in the success of these plans.

Director Gresley was happy to see the public interest and turn out at the meeting. He reminded everyone that with Mr. Bennie's resignation we will need to appoint a new board member.

Director Kogge, as the representative of the Firewise Community program she discussed recent meetings. She intends to schedule the annual community Firewise meeting. She has a vision to make Gold Mountain a lighthouse for a successful Firewise community. She reported on a recent Firewise meeting that presented a FEMA program where the District can identify potential hazards, the prevention, preparedness, response, and recovery to such hazards. There are FEMA funds available in case of an identified hazard incident. Director Kogge also expressed the need to make all the Board meetings available via zoom for those who can't physically be present but would like to participate. This would further bolster our ADA compliance.

Director Seney requested members of the public to consider interest for the open position. She reminded the Board that performance reviews should align with the budget year. She also reminded fellow board members to make sure their form 700s are up to date, as well as ethics, and harassment prevention training.

17. Adjournment
The meeting was adjourned at 1:18 p.m. PST.

Numbering Scheme	
1000's	General Policies
2000's	Administrative policies
3000's	Personnel Policies
4000's	BOD Related Policies
5000's	Operational Policies
5100's	Water Specific Policies
5200's	Sewer Specific Policies
5300's	Fire Protection Policies

Policies to be renumbered 07/18/2025

POLICY NAME	OLD NUMBER	NEW NUMBER
Nepotism	2230	3126
Bereavement	2050	3405
Compensatory Time	2011	3485
Expenditure of Funds	3081	2125
Excavation Clearance Requirements	5010	5045
Septic Design, Installation, and Maintenance	5400	5210