



SIERRA CEDARS COMMUNITY SERVICES DISTRICT

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Unadopted Minutes

May 5, 2025

Mike LaRue's residence, Shaver Lake, CA

ARCHITECTURAL CONTROL COMMITTEE

Members Present: Mike LaRue, Craig Middleton, Scott Moore

Members Absent: Phil Erdman, Joel Ferdinandsen

Others Present: Todd Bristol, Chris Montross

Item #1 Mike LaRue called the meeting to Order at 10:43 a.m. (Mike briefly suspended the Regular Board Meeting that was in session - see below - to attend to the request submitted to the Architectural Control Committee.)

Item #2 The committee reviewed the plans for a small addition at 41904 Black Oak Way with owner Chris Montross. The small addition will expand the kitchen area in the home. The exterior of the addition will be fashioned to blend in with the existing structure.

Action by the committee will be taken on these plans after a 20 day period in which the community can respond to the proposed addition.

Item #3 Adjournment: 11:04 p.m.

REGULAR BOARD MEETING

Item #1 President Mike LaRue called the meeting to order at 9:07 a.m.

Directors Present: Mike LaRue, Craig Middleton, Scott Moore

Directors Absent: Phil Erdman, Joel Ferdinandsen

Others Present: Todd Bristol

Item #2 **ADOPT AGENDA**

M/S/C Craig M./Scott M. to adopt the agenda as presented (3/0).

Item #3 **APPROVAL OF MINUTES**

M/S/C Scott M./Craig M. to approve the minutes of the Regular Board Meeting of March 3, 2025, as presented (3/0). No board meeting was held in April.

Item #4 **WATER SYSTEM REPORT** – Todd B.

Well output was basically the same as in March. However, the meadow well lab results indicate that it is very high in iron and somewhat high for manganese. Well #5 results came back with acceptable levels and the Lateral well lab had no detect for iron and manganese. Since the district blends the water from all three wells, the blending plan will have to be modified to bring the total production to within the acceptable MCL (maximum contaminant level). The meadow well was shut off until things get figured out.

A new pump and motor were recently installed in Well #4 (a reserve well) so testing could begin on this well. When this well was working many years ago it produced low quality water but since the district has not been successful in locating any new water sources, the district hopes that the water from this well can be treated and used.

Todd also reported that the Cross Connection Control Report (CCR) has been done and the Hazard Assessment is being completed. These are required as part of the latest Sanitary Survey of the water system.

Water Meters – District Supervisor Pete Conrad has been getting information on new real time water meters. He is trying to find out what's out there and what other water systems are using.

M/S/C Craig M./Scott M. to approve the Water Systems report as presented (3/0).

Item #5 PUBLIC PARTICIPATION - none

Item #6 GENERAL MANAGER'S REPORT - Todd Bristol

Items reported as shown below:

a. Ownership Transfers:

42324 Hanging Branch: New Owner - Jason & Brandy Chavez; Previous Owner - Obyrne

42011 Black Oak Way: New Owner - Esqueda, Story-Minier; Previous Owner - Kennedy

41945 Black Oak Way: New Owner - Ryan & Annamaria Gettman; Previous Owner - Smith

42193 Rock Ledge Rd.: New Owner - Ryan and Marisela Osier; Previous Owner - Wilson

41949 Black Oak Way: New Owner – Jace & Katy Yates; Previous Owner - Freitas

b. Emergency Road Gate Replacement: The winter rain runoff undermined the gate down by the district bulletin board. District is replacing it with a new gate and poles.

c. Resolutions and Ordinances - Todd gave each board member a list of all the Resolutions and Ordinances Sierra Cedars has created over the years and shared basic information regarding the difference between them. The rules governing Ordinances are more stringent than Resolutions. Since the district was formed in 1964 the district has passed 140 Resolutions and 7 Ordinances. The most common resolution is the yearly resolution that allows the district to collect the Sierra Cedars Assessment. Ordinances have mainly been passed regarding the Water Conservation Program which allows the district to manage the water system.

d. Now that the winter snow is gone, Todd will meet with the snow removal company to review the repairs that need to be made due to snow removal.

M/S/C Scott M./Craig M. to approve the General Manager's Report as presented (3/0).

Item #7 FINANCIAL REPORT - Todd Bristol

Account Balances as of April 30, 2025

CVCB Checking Account	\$13,277.92
CVCB Money Market	\$109,013.13
Five Star Bank Money Mk	\$150,553.80
Five Star Bank Checking	\$221,288.84
IntraFi Network Deposit	\$423,944.79

Total Savings & Checking	\$918,078.48
Accounts Receivable	0.00
Total Current Assets	\$918,078.48
Fixed Assets	\$966,477.00
Total Assets	\$1,884,555.48

Accounts Payable	\$ 565.29
SCDRP Grant	-\$10,419.00
Total Liability	-\$9,853.71

Todd B. presented the financial reports for March and April 2025 to the board.

M/S/C Craig M./Scott M. to approve the March 2025 financial report as presented (3/0).

M/S/C /Scott M./Craig M. to approve the April 2025 financial report as presented (3/0).

The board reviewed the current draft of the 2025-2026 Budget. So far, the current year's expenses are in line with the budget. Real progress has been made in accumulating funds for future water improvement projects. The new budget is based on a 2.5% COLA (cost of living adjustment) in each year's homeowner's assessment that would take care of, or help take care of, future needs and offset inflation (and tariffs). The 2.5% COLA amounts to \$48.55 per year for each homeowner making the new assessment \$1,990.63 per year. Similarly, each vacant lot owner would see an increase of \$30.93 per year for an assessment of \$1,268.27.

M/S/C Craig M./Scott M. to approve the Financial Report as presented (3/0).

Item #8 OLD BUSINESS

A. Sierra Cedars Well and Infrastructure Drought Relief Project - This is a multi-year project with a completion date depending on when the funds become available. The project has four main parts: Well Drilling, Water Main Pipes and Valve Replacement, a SCADA System that will remotely monitor and control production and distribution of water, and Water Tank Replacement/Refurbishment.

1. Small Community Drought Relief Program Progress Report – Director Mike LaRue reported that he and Coordinator Laurie Hixon attempted to update/change the scope of work in the district's grant. The appeal to the state was successful in giving the district until June 30, 2026 to complete the work, but no more funds were available and the scope of work could not be changed.

The district plans to drill the final well in a few weeks. Hopefully good water will be found. Construction of the refurbished water tank is scheduled onsite for June 30. Timing of the drawdown of the tank will probably begin around June 1.

(Board Meeting suspended from 10:43 - 11:04 a.m. to allow the Architectural Control Committee to conduct business. Board Meeting was then resumed.)

Item #9 NEW BUSINESS

A. Snow Removal Contract – Todd presented a draft of the new snow removal contract. Discussion took place and some changes were made. The new contract updates the old one which has not changed for many years. Eventually it will be sent to our district's attorney for legal review. And then out for bid.

Item #10 BOARD MEMBER REPORTS - none

Item #11 NEXT AGENDA REQUEST - none

Item #12 ADJOURNMENT

M/S/C Craig M. /Scott M. to adjourn the meeting at 11:50 p.m. (3/0).

Next Meeting: Monday, June 2, 2025 at Mike LaRue's residence, 42325 Blue Meadow Lane, Shaver Lake, CA. at 9:00 a.m.

Minutes submitted by Todd Bristol, General Manager