

# Denair Community Services District

## Board Meeting



January 20, 2026

### I. Call to Order

Chairman McDonald called the regular meeting of the Denair Community Services District's Board of Director's to order at 6:00 p.m.

**PRESENT:** Directors McDonald, Macedo, Bradley, Edwards & Couchman  
General Manager Glenn Doerksen, Secretary Gomes, Staff  
Services, Technician Danelle Serpa

**ABSENT:** None

**ALSO, PRESENT:** Makila Leveroos, CPA, MST & Michelle Benton, CPA from  
Benson Roberson CPA's, LLP  
Dempsey Grover, Investment & Insurance Services at Bank of  
Stockton

### II. Public Comment

No public comment.

### III. Approval of the Regular Meeting Minutes

The Board unanimously approved the minutes from the Regular Meeting held on November 18, 2025, as prepared by Secretary Gomes. (Couchman & Bradley)

### IV. Old Business

A. The Board unanimously approved the Report of Funds as of January 20, 2026. (Bradley & Macedo)

B. Manager's Report

CONSERVATION:

December 2025: 21.41%

(During the meeting, Manager Doerksen stated this was January conservation. After the meeting, he agreed that he mistakenly said January when in fact it was December 2025's conservation rate.)

<u>PUMPING:</u>	<u>November 2025</u>	<u>December 202</u>
	19,178,000	15,786,000

WATER LEVELS:

	<u>January 2026</u>	<u>December 2025</u>
Static Average:	85.2'	87.1'

	<u>January 2026</u>	<u>December 2025</u>
Pumping:	122,100-gal	122,800-gal

DAMAGE/VANDELISM:

During the recent storm, two trees were knocked down in front of the office along the sidewalk. We will replace them this spring.

DEVELOPERS:

**Monte Vista Collections** (LGI Homes – CA, LLC) – Seven homes are just about complete. They will be pouring three more pads later this week. They are having an open house on January 24, 2026. The lift station is up and running. The flow and energy tests were good and working well.

**Hoffman Ranch** (LGI Homes, LLC, formerly: Dan Dunkley) – LGI Homes - They are expected to break ground mid-2026 and have the underground work done before winter.

**Sophie Estates** (FQC, Inc.) (formerly: Heans Martin Project/Kersey Rd.) – Nothing to report.

**Elmwood Estates** (Torre Reich) – They have passed the sewer and water pressure tests and passed the Bac-T tests. They're waiting for the weather to cooperate to start paving the roads.

**Issaco Estates** (Solaria Technologies Sam David) (formerly Dean Wilson) – Nothing to report.

LOVE DENAIR:

LOVE Denair representatives asked if the open gravel lot could be used for the dumpsters during the LOVE Denair clean-up event because last year the space that was used was deemed too small. They would provide insurance and clean-up afterwards.

Director Edwards requested to see all the information before the use of the lot is approved.

C. Approve and Accept 2023-2024 Fiscal Year Audit

As there were no questions or clarification requested by the Board for Michelle Benton, CPA, a motion was made by Director Bradely and seconded by Director Edwards, the Board unanimously approved and accepted the 2023-2024 Fiscal Year Audit.

V. New Business

A. The Board unanimously approved the bills to be paid as presented for December 2025 & January 2026. (Bradley & Macedo)

B. Fiscal Year Audit 2024-2025 Presentation by Michelle Benton, CPA

Michelle Benton, CPA presented the draft Audit for 2024-2025 stating that the District has once again been financially responsible. The biggest changes to the fiscal year were the contributions from developers for specific projects and the significant fee increase for the sewer discharge to the City of Turlock. Michelle does not foresee any additional changes to the 2024-2025 Audit.

On a motion made by Director Edwards and seconded by Director Bradely, the Board unanimously accepted and approved the 2024-2025 Fiscal Year Audit as presented.

C. Dempsey Grover, Investment & Insurance Services Rep of Bank of Stockton

Mr. Grover presented to the Board a spreadsheet of the District's current investments and requested a payment schedule for funds for the upcoming water projects. He stated that the focus will be on securing interest rates for the sewer funds already invested at LPL Financial in CD's and Annuities.

Michele Benton, CPA questioned the insurance (FDIC) for District funds and whether the annuities were included. The Board requested that these questions be addressed with the District Counsel and reviewed at the meeting.

Michelle Benton also stated that she would be looking at the District's Restricted Center account. This account was initially formed from a donation that was specifically designated for Center upgrades only. She believes that the District has already spent the initial funds and that we no longer need to restrict the funds only to Center upgrades. She will look at the original agreement and follow up with the Board at a later time.

VI. Other Business

1. Chairman McDonald questioned the status of the Vac-Con Truck sale?  
We are waiting for Ritchie Bros. to provide us with an estimate for appraisal.

VII. Adjournment: Chairman McDonald adjourned the Regular Meeting at 6:55 p.m. as Director Edwards requested a Closed Session.

VIII. Executive Session: Chairman McDonald called Executive Session to order at 6:59 p.m.

IX. Adjournment: Executive Session was adjourned at 7:10 p.m. by Chairman McDonald with nothing to report in Regular Session.

Next Regular Meeting – Tuesday February 17, 2026

Respectfully submitted,

Jennifer Gomes, Secretary to the Board of Directors  
Denair Community Services District

CC: Directors; General Manager; Attorney and Accountant