

Denair Community Services District

Board Meeting Minutes



Board of Directors Regular Meeting Minutes

Date: August 18, 2026
Time: 5:30 p.m. – 5:49 p.m.
Location: District Office
3850 N. Gratton Rd.
Denair CA 95316

I. Call to Order

Chairman McDonald called the regular meeting of the Denair Community Services District's Board of Directors to order at 5:30 p.m.

II. Attendance

- **Directors Present:** Chairman McDonald, Vice Chairman Couchman, Director Macedo, Director Sanders
 - **Staff Present:** Leo Tyrell, General Manager, Secretary Jennifer Gomes
 - **Absent:** None
 - **Guests:** None
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III. Public Comment

No public comment was offered.

IV. Approval of Minutes

- **Motion:** To approve the minutes of the Regular Meeting (July 21, 2026) submitted by Secretary Gomes.
 - **Moved by:** Director Couchman
 - **Seconded by:** Director Macedo
 - **Outcome:** Unanimously approved.
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V. Old Business

A. Report of Funds

- **Motion:** To approve the Report of Funds as of August 18, 2026.
- **Moved by:** Director Macedo
- **Seconded by:** Director Sanders
- **Outcome:** Unanimously approved.

B. Manager's Report

General Manager Leo Tyrrell presented the operational and development updates:

OPERATIONAL UPDATES

- **Conservation:**
 - July 2026 conservation rate was 28.5%
- **Damage and Vandalism:**
 - Nothing to report.
- **Well Number 7:**
 - Nitrate Analyzer: Arrived and will be installed next month.
- **Pumping Operations:**
 - July 2026: 53.2 mil gallons
- **Water Levels:**
 - Static Average: August 2026: 104.1 feet August 2025: 106.3 feet
- **Tank Cleaning/Inspection:**
 - Final report indicated that the roof/top needs to be recoated/painted. Lancaster Painting will begin September 3, 2026
- **Fill Line:**
 - Adam's Underground is redoing the bonds to start the work.
- **Center Electrical Panel:**
 - The light switches have been installed by ACME Electric.
 - ACME also has the bell alarm at the Gaslight on its schedule for repair.
- **2017 District Utility Truck:**
 - A new transmission and torque converter kit has been installed on the 2017 truck.

DEVELOPER PROJECTS

- **Monte Vista Collections (LGI Homes – CA, LLC):**

No new updates or changes to report at this time.
- **Hoffman Ranch (LGI Homes, LLC / Formerly Dan Dunkley):**

Ground is broken. Heavy equipment is moving dirt.

We have had a select few residents on the east side of Arnold Rd. inquiring about the possibility of connecting the districts water and/or sewer. We have contacted Dennis Barksdale, District Engineer to look into it. We will also need to annex the area into the District through LAFCO. We will begin working on the application for approval at the September meeting.

- **Sophie Estates (FQC, Inc. / Formerly Heans Martin Project / Kersey Road):**
No new updates or changes to report at this time.
 - **Elmwood Estates (Torre Reich):**
No new updates or changes to report at this time.
 - **Issaco Estates (Solaria Technologies Sam David / Formerly Dean Wilson):**
No new updates or changes to report at this time.
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VI. New Business

A. Approval of Bills

- **Motion:** To approve the bills to be paid as presented for August 2026.
- **Moved by:** Director
- **Seconded by:** Director
- **Outcome:** Unanimously approved.

B. Resolution 2026-015 (Declaring a Vacancy on the Board): The Board discussed whether anyone knew of potential candidates.

- **Motion:** To declare a vacancy on the Board of Directors.
 - **Moved by:** Director
 - **Seconded by:** Director
 - **Outcome:** Unanimously approved.
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VII. Other Business

No other business was brought before the Board.

IX. Adjournment

- **Adjournment:** Chairman McDonald officially adjourned the meeting at 5:49 p.m.

Next Regular Meeting: Tuesday, September 15, 2026.

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

CC: Directors; General Manager; Attorney; Accountant; Engineer