

Denair Community Services District

Board Meeting



October 21, 2025

I. Call to Order

Chairman McDonald called the regular meeting of the Denair Community Services District's Board of Director's to order at 6:01 p.m.

PRESENT: Directors McDonald, Macedo, Bradley, Edwards & Couchman
Assistant General Manager Glenn Doerksen, Secretary Gomes,
Staff Services Technician Danelle Serpa and Utility Maintenance
Worker II, David Burciago

ABSENT: None

ALSO, PRESENT: Mike Slater, Costanzo Law
Makila Leveroos, CPA, MST from Benson Roberson CPA's, LLP

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 September 16, 2025, as prepared by Secretary Gomes. (Edwards & Bradley)

IV. Old Business

A. The Board unanimously approved the Report of Funds as of October 21, 2025. (Bradley & Couchman)

B. Manager's Report

CONSERVATION:

September 2025: 16.7%

<u>PUMPING:</u>	<u>September 2025</u>	<u>August 2025</u>
	45,200,000-gal	53,400,000-gal

WATER LEVELS:

	<u>October 2025</u>	<u>September 2025</u>
Static Average:	95.2'	101.5'

	<u>October 2025</u>	<u>September 2025</u>
Pumping:	131'	137.9'

DAMAGE/VANDELISM:

A customer on Story Rd. expressed concern with damage to the inside of her residence due to possible jackhammering in the street near her home. The DCSD staff were jackhammering in the area but with photo time stamps, it did not match the time frame reported by the customer.

DEVELOPERS:

Monte Vista Collections (LGI Homes – CA, LLC) – Lift station is complete. Nine permits have been pulled to date. LGI Homes anticipates customers to take residency in late December or early January 2026.

Hoffman Ranch (LGI Homes, LLC, formerly: Dan Dunkley) – LGI Homes expects to break ground in late 2026 to early 2027.

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

Elmwood Estates (Torre Reich) – We are still waiting on Bailey to cut the roads in and install the road base. Once those are done, we can test the water and sewer lines.

Issaco Estates (Solaria Technologies Sam David) (formerly Dean Wilson) – Water and sewer tie in are complete. We are waiting on roads and road base before we can test.

VAC-CON TRUCK:

A few months back you approved us to enter into contract with a broker to sell the Vac-con for at least \$85,000. Once we asked for a few changes to the contract, we haven't heard back.

We would like to move forward with Iron Planet, who will assist with an appraisal. We will bring a new Resolution to the Board with the appraisal amount and request that it be taken to auction for fair market value.

- C. Resolution 2025-015: Approval of the Denair Community Services District Personnel Policies with changes made as requested at the regular meeting on September 16, 2025.

(This Resolution number has been updated. The number was accidentally duplicated; therefore, it has been updated.)

On a motion made by Director Couchman and seconded by Director Bradley the Board unanimously approved and accepted Resolution 2025-015: Approval of the Denair Community Services District Personnel Policies with the requested changes.

V. New Business

- A. The Board unanimously approved the bills to be paid as presented for October 21, 2025. (Bradley & Edwards)
- B. Resolution 2025-014: Acceptance of the Monte Vista Collections Subdivision Improvements

On a motion made by Director Couchman and seconded by Director Bradley, the Board unanimously approved and accepted Resolution 2025-014: Acceptance of the Monte Vista Collections Subdivision Improvements

- C. Benton Roberson CPA's, LLP: Accept 2023-2024 Fiscal Year Audit

Michelle Benton, CPA, MST was not able to attend the meeting. Makila Leveroos, CPA, MST from Benton Roberson provided the audit to the Board but was not able to discuss/present the audit as she was not involved in the process. Per Michelle's request, Makila asked the Board to review the audit and reach out to Michelle with any questions.

Chairman McDonald tabled the acceptance of the 2023-2024 Audit to a future meeting where Michelle Benton , CPA, MST, can attend and present it to the Board.

VI. Other Business

VII. Adjournment:

Chairman McDonald adjourned the regular meeting at 6:18 p.m.

VIII. Executive Session

Executive session was called to order at: 6:20 p.m. by Chairman McDonald

A. Pending Litigation Pursuant to Government Code Section 54956.9 JKB Homes vs, Denair Community Services District, SCST No. 369271

A motion was made: 2 yeses', 3 noes. Motion did not pass.

Executive session was adjourned at 6:37 p.m.

IX. Re-Open Regular Session & Report Executive Session

Open session was re-opened at 6:38 p.m.

Nothing to report from Executive Session.

X. Adjournment:

As there was no further business to discuss, Chairman McDonald adjourned the meeting at 6:39 p.m.

Next Regular Meeting – Tuesday November 18, 2025

Respectfully submitted,

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

CC: Directors; General Manager; Attorney and Accountant