

Denair Community Services District

Board Meeting Minutes



Board of Directors Regular Meeting Minutes

Date: July 21, 2026
Time: 5:30 p.m. – 5:47 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:** Director Bradley
 - **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 (June 16, 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 July 21, 2026.
- **Moved by:** Director Macedo
- **Seconded by:** Director Couchman
- **Outcome:** Unanimously approved.

B. Manager's Report

General Manager Leo Tyrrell presented the operational and development updates:

OPERATIONAL UPDATES

- **Conservation:**
 - June 2026 conservation rate was 23.78%
- **Damage and Vandalism:**
 - Nothing to report.
- **Well Number 7:**
 - Nitrate Analyzer: Has been purchased. Installation in approximately 45 days.
- **Pumping Operations:**
 - June 2026: 49 mil gallons June 2025: 51.6 mil gallons
- **Water Levels:**
 - Static Average: July 2026: 98.7 feet July 2025: 103 feet
- **Tank Cleaning:**
 - July 20, 2026
 - There was a pile of gravel about the size of a truck bed that had to be pumped out.
 - Final report findings will be included at the next meeting.
- **Fill Line:**
 - Dennis Barksdale, District Engineer, has staked the project.
- **Well 10:**
 - The booster pump is making a growling noise, may be the bearings going out.
- **Center Electrical Panel:**
 - ACME Electric will be moving the electrical panel from the Lion's room to the Center because we've had multiple "call outs" due to rental customers "popping" the breakers.
 - Director Macedo commented that there should be light switches instead of using breakers to turn the lights on and off. The other Directors agreed and suggested that ACME install switches while they were here.

DEVELOPER PROJECTS

- **Monte Vista Collections (LGI Homes – CA, LLC):**
36 total permits issued. 9 homes occupied

- **Hoffman Ranch (LGI Homes, LLC / Formerly Dan Dunkley):**
They should be breaking ground at any time.
 - **Sophie Estates (FQC, Inc. / Formerly Heans Martin Project / Kersey Road):**
No new updates or changes to report at this time.
 - **Elmwood Estates (Torre Reich):**
The two permits pulled are being constructed to serve as models.
 - **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 July 2026.
- **Moved by:** Director Macedo
- **Seconded by:** Director Couchman
- **Outcome:** Unanimously approved.

B. Resolution 2026-012 (Designate Bank Signers): The Board discussed adding General Manger, Leo Tyrrell as a Bank Signer at Bank of Stockton, LPL Investments and the Local Agency Investment Fund (LAIF)

- **Motion:** To add Leo Tyrrell, GM as a Bank Signer
- **Moved by:** Director Couchman
- **Seconded by:** Director Macedo
- **Outcome:** Unanimously approved.

C. Resolution 2026-013 (Declare Personal Property Surplus): The Board considered the resolution declaring Certain Personal Property Surplus.

- **Motion:** To declare personal property surplus.
- **Moved by:** Director Macedo
- **Seconded by:** Director Couchman
- **Outcome:** Unanimously approved.

D. Resolution 2026-014 (Board Appointment): The Board considered the authorization of Lead Utility Worker Pay

- **Motion:** To approve the Lead Utility Worker, Pay.
 - **Moved by:** Director Couchman
 - **Seconded by:** Director Sanders
 - **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, August 18, 2026.

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

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