

Denair Community Services District

Board Meeting



September 16, 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 Assistant General
Manager Leo Tyrrell

ABSENT: None

ALSO, PRESENT: Mike Slater, Costanzo Law
Dempsey Grover & Alex Meyer, LPL Financial – Bank of Stockton

II. Public Comment

III. Approval of the Regular Meeting Minutes

The Board unanimously approved the minutes from the Regular Meeting held on August 19, 2025, as prepared by Secretary Gomes. (Edwards & Bradley)

IV. Old Business

A. The Board unanimously approved the Report of Funds as of September 16, 2025. (Macedo & Bradley)

B. Manager's Report

WATER LEVELS:

Static Average: September 2025 August 2025
 101.5' 96.7'

PUMPING: July 2025 August 2025
 58 million 53 million

CONSERVATION:
August 2025: 20.27%

DAMAGE/VANDELISM:
Nothing to report.

LEAK:
The water leak on Madera and Elm that I mentioned at the last meeting was repaired.

DEVELOPERS:
Monte Vista Collections (LGI Homes – CA, LLC) – Lift station is complete. We are waiting for the XIO Scada system to be installed. Five lots are currently framed, and four more permits have been requested.

Elmwood Estates (Torre Reich) – The infrastructure is complete. 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.

Hoffman Ranch (LGI Homes, LLC, formerly: Dan Dunkley) – Nothing to report.

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

Issaco Estates (Solaria Technologies Sam David) (formerly Dean Wilson) – They have tied into the sewer main at Karyn Dawn and Story Rd. They are installing the sewer main with the laterals. Storm drain was filled with rock as a French drain, covered it with black felt and covered with dirt. They will be installing the water line in few days and complete a hot tap on the water main with Tap Masters. No customers will be without water.

VI. New Business

- A. The Board unanimously approved the bills to be paid as presented for September 16, 2025. (Bradley & Macedo)
- B. Dempsey Grover & Alex Meyer, LPL Financial c/o bank of Stockton

Mr. Grover presented the reserve/restricted account investment and capital improvements funding plan to the Board. Funding report attached for reference.

C. Resolution 2025-013: Approval of the Denair Community Services District Personnel Policies

This item was tabled by Chairman McDonald until the next meeting on October 21, 2025 pending the following additions/changes be made:

1. Minor typos.
2. Employee's (hired after January 1, 2026) probationary period be changed from six months to three months.
3. Vacation accrual (Any employee hired after January 1, 2026) begins first day of employment and is available for use after one year of employment unless approved by the General Manager.
4. Holiday Pay: All employees must work the day before and the day after the holiday to receive holiday pay unless it is a scheduled day off (i.e. pre-approved vacation)
5. Retention Policy: remove section regarding video recordings as the District does not record meetings via video.
6. Applicability: add Cal OSHA requirements.
7. Prohibited Substances: add California Driver's License guidelines and add the Employee PULL Program to the District.
8. Require staff to "sign-off" when receiving their paycheck.

VII. Other Business

VIII. Adjournment:

As there was not further business to discuss, Chairman McDonald adjourned the regular meeting at 7:14 p.m.

IX. Executive Session

No Executive Session requested or scheduled.

Next Regular Meeting – Tuesday October 21, 2025

Respectfully submitted,

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

CC: Directors; General Manager; Attorney and Accountant