



Denair Community  
Service District

3850 N. Gratton Road  
P.O. Box 217  
Denair, California 95316

July 18, 2023

Phone: 209-634-4986  
Fax: 209-634-9805

I. Call to Order

Chairman McDonald called the regular meeting of the Denair Community Services District's Board of Director's to order at 6:02 p.m.

PRESENT: Directors McDonald, Edwards, Comfort, and Bradley  
General Manager Odom and Secretary Gomes

ABSENT: Vice Chairman Kuffel

ALSO, PRESENT: Michelle Benton, District CPA, Maira Martinez & Jamie Grenland  
from Benton Roberson CPA

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 June 20, 2023 as prepared by Secretary Gomes. (Edwards & Bradley)

IV. Old Business

A. The Board unanimously approved the Report of Funds as of July 18, 2023, as prepared by Secretary Gomes. (Bradley & Comfort)

B. Manager's Report

WTS/GSA/JPA:

The meeting scheduled for July was canceled. Next meeting will be held August 11, 2023. Hope to have some feedback regarding the status of the GSP.

WATER LEVELS:

July 2023: 114' Last Year, July 2022: 117.1'

CONSERVATION:

June 2023: 29.87%

DEVELOPERS:

**Torre Reich (Story Road)** – Just received updated plans to review.

**Lazares Dev. / Monte Vista Collection (Trevor Smith)** – We are waiting on the approval from the State for the water/sewer crossing material change. Once we get the approval, the Developer Agreement will be completed.

**Dunkley (Zeering & Riopel)** – Nothing to report.

**Sequeira / Heans Martin Project (Kersey Rd. Project)** – Nothing to report.

**Isaaco Estates / Sam David (Dean Wilson)** – Nothing to report.

SURFACE WATER TREATMENT PLAN:

Nothing to report.

DAMAGE/VANDELISM:

Nothing to report.

COMMUNITY CENTER:

We recently painted, replaced the lighting with LED bulbs, replaced all the hardware on the kitchen cabinets and are in the process of replacing the ceiling tiles.

- C. Approve the updated lease agreement for the Gaslight Conservatory Theater.

On a motion made by Director Comfort and seconded by Director Edwards, the Board unanimously approved the updated lease agreement for the Gaslight Conservatory Theater to include the following changes: lease good for one (1) year, rental types must have prior approval from DCSD General Manager, David Odom, renters must provide proof of insurance, and proof of security for any events that include alcohol.

V. New Business

- A. Review and action to accept or deny the 2021-2022 Fiscal Year Audit for the Denair Community Services District as presented by CPA, Michelle Benton.

On a motion made by Director Edwards and seconded by Director Bradley, the Board unanimously approved the Fiscal Year 2021-2022 audit as

presented by Michelle Benton, CPA.

VI. Approval of the Bills

The Board unanimously approved the bills to be paid as presented for July 2023.  
(Bradley & Edwards)

VII. Other Business

No other business.

VIII. Executive Session

No Executive Session scheduled or requested.

IX. Adjournment: Next Regular Meeting – Tuesday August 15, 2023

As there was no other business to discuss and no need/request for Executive Session, Chairman McDonald adjourned the Regular meeting at 6:32 p.m.

Respectfully submitted,

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

CC: Directors; General Manager; Attorney and Accountant.