Denair Community Services District

Board Meeting Minutes

Board of Directors Regular Meeting Minutes

Date: October 20, 2026
Time: 5:33 p.m. – 5:44 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 Tyrrell, General Manager, Secretary Jennifer Gomes
- **Absent:**
- **Guests:**

III. Public Comment

No public comment was offered.

IV. Approval of Minutes

- **Motion:** To approve the minutes of the Regular Meeting (September 15, 2026) submitted by Secretary Gomes.
- **Moved by:** Director Macedo
- **Seconded by:** Director Couchman
- **Outcome:** Unanimously approved.

V. Old Business

A. Report of Funds

- **Motion:** To approve the Report of Funds as of October 20, 2026.
- **Moved by:** Director Couchman
- **Seconded by:** Director Macedo
- **Outcome:** Unanimously approved.

B. Manager's Report

General Manager Leo Tyrrell presented the operational and development updates:

OPERATIONAL UPDATES

- **Conservation:**
  - September 2026 - 14.9%
  - LY: September 2025 - 16.7%
- **Damage and Vandalism:**
  - Nothing to report.
- **Well Number 7:**
  - Nitrate Analyzer: Our plan has been submitted to our State Regulator for approval.
- **Water Levels (Static Average):**
  - Current: October 2026: 97.5 feet
  - LY: October 2025: 95.2 feet
- **City Of Turlock:**
  - We are still working with the City of Turlock to get the composite sampler to calibrate correctly.

DEVELOPER PROJECTS

- **Monte Vista Collections (LGI Homes – CA, LLC):**
  37 permits pulled. 12 homes occupied plus the sales office.

- **Hoffman Ranch (LGI Homes, LLC / Formerly Dan Dunkley):**
  We are still working on assisting the interested customers to submit out of boundary connection application to LAFCO.

- **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.

VI. New Business

A. Approval of Bills

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

B. Resolution 2026-017 Declaring District Property (Two Generators) Surplus: The Board agreed to declare the generators surplus and allow the General Manager to sell them.

- **Motion:** To declare two generators surplus and authorize the General Manager to sell.
- **Moved by:** Director Sanders
- **Seconded by:** Director Macedo
- **Outcome:** Unanimously approved.

VII. Other Business

No other business was brought before the Board.

IX. Adjournment

- **Adjournment:** Chairman McDonald officially adjourned the meeting at 5:44 p.m.

Next Regular Meeting: Tuesday, November 17, 2026.

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

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