



## COPPER VALLEY COMMUNITY SERVICES DISTRICT

1000 Saddle Creek Drive  
Copperopolis, CA 95228  
(209) 785-0100 –  
coppervalleycsd.org

## DIRECTORS

Larry Hoffman, President  
Ken Albertson, Vice President  
Roger Golden  
Darlene DeBaldo  
Scott Baker

### COPPER VALLEY COMMUNITY SERVICES DISTRICT BOARD OF DIRECTORS REGULAR MEETING AGENDA

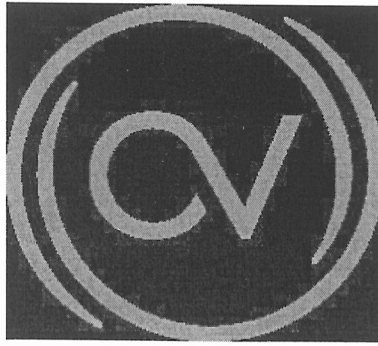
LOCATION: 1001 SADDLE CREEK DRIVE, COPPEROPOLIS

November 16, 2021

2:00 PM

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **CHANGES TO ORDER OF AGENDA**
  
5. **PUBLIC COMMENT** (Each speaker is limited to two (2) minutes) Members of the public are appreciated for taking the time to attend this meeting and provide comments on matters of District business. Any member of the public may address the Board relating to any matter within the Board's jurisdiction. This need not be related to any item on the agenda; however, the Board cannot act on an item unless it was noticed on the agenda
  
6. **CONSENT CALENDAR**  
Consent Calendar items are considered routine and will be acted upon by one motion. There will be no separate discussion on these items unless a member of the Board, Staff or a member of the Public requests specific items be set aside for separate discussion.
  - a) Review of monthly financial report, approval of bills and claims for the month of October 2021.
  - b) Approval of the minutes from the Regular Board Meeting held October 19, 2021
  
7. **DISCUSSION AND ACTION ITEMS**  
The Board of Directors intends to consider each of the following items and may act at this meeting. Public comment is allowed on each individual agenda item listed below, and such comment will be considered in advance of each Board action.
  - a) Status update report on the engineering review, progress and inspections for the Quail Creek development project (District Engineer Galen Gritz)
  - b) Adoption of a resolution approving a revised and updated salary schedule and related 2021-22 budget amendment
  - c) Updated status report of the CVCS D / Copper Valley Partners Interim Operating Agreement
  - d) Consideration of Board support by resolution for the sales tax increase proposed to fund the Fire Department
  
8. **STAFF AND DIRECTOR REPORTS**  
Brief reports may be provided by District staff and/or Board members as information on matters of general interest. No action will be taken by the Board during Reports, however items discussed may be recommended for discussion and action on a future agenda.
  - a) General Managers Report
  - b) Site Managers Report
  
9. **ADJOURNMENT**  
Agenda Materials: May be viewed on the bulletin boards outside the Copper Valley Pro Shop, on the Sports Club Bulletin Board, in the viewing box outside the CSD main office and at the CSD Website typically three days preceding each meeting date. Materials will also be available at the meeting.

Americans with Disabilities Act Compliance: If you require special assistance to participate in Board Meetings, please contact the CVCS D Board Clerk at (209) 272-0957. Advance notification will enable the District to make reasonable arrangements to insure accessibility.



Copper Valley Community Services District  
Treasurer's Report

October 31, 2021

**Copper Valley Community Services District  
Treasurer's Report  
October 2021**

**Statement of Cash Flows**

For the 4 Month Ending October 31, 2021

	Umpqua Bank Checking	Calaveras Co Fund 2188	LAIF	YTD Total
<b>Net Income</b>	(410,497)	(67,443)	150	(477,790)
<b>OPERATING ACTIVITIES</b>				
Adjustments to reconcile Net Income to Net Cash used in Operations:				
1200 Accounts Receivable	-			-
2000 Accounts Payable	28,668			28,668
2050 Umpqua CSDA Visa	17,513			17,513
2100 Payroll Taxes Payable	1,461			1,461
2150 Accrued Payroll	15,701			15,701
2200 Sales Tax Payable	-			-
<b>Net cash used in operating activities</b>	<b>(347,154)</b>	<b>(67,443)</b>	<b>150</b>	<b>(414,447)</b>
<b>Net cash decrease for period</b>	<b>(347,154)</b>	<b>(67,443)</b>	<b>150</b>	<b>(414,447)</b>
<b>Cash at beginning of period (7/1/2021)</b>	<b>1,181,867</b>	<b>66,916</b>	<b>105,439</b>	<b>1,354,221</b>
<b>Cash at end of period</b>	<b>834,713</b>	<b>(527)</b>	<b>105,589</b>	<b>939,775</b>

**Copper Valley Community Services District  
Treasurer's Report  
October 2021**

**Cash Flow Projection**

		FY 2021-22								
		Oct-2021	Nov-2021	Dec-2021	Jan-2022	Feb-2022	Mar-2022	Apr-2022	May-2022	Jun-2022
<b>REGULAR CHECKING</b>										
<b>Beginning Checking Account Balance</b>		\$ 1,027,602	\$ 834,713	\$ 761,355	\$ 690,203	\$ 1,367,822	\$ 1,296,671	\$ 1,225,519	\$ 1,154,368	\$ 1,529,336
<b>Deposits</b>	Assessments	\$ -			748,770				\$ 544,560	
	Other Income	\$ -								
	Road Improvement Loan	\$ -								
	Voided Checks	\$ -								
<b>Disbursements</b>										
	Paychecks	\$ 30,124	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000
	Payroll Taxes	\$ 10,358	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
	Checks Written									
	Other Operating & Admin Costs	\$ 8,748	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000
	Bonuses - IRA payments									
	Property Liability Insurance	\$ -								
	Worker's Comp Insurance	\$ -								
	Lease payments	\$ 1,051	\$ 1,051	\$ 1,051	\$ 1,051	\$ 1,051	\$ 1,051	\$ 1,051	\$ 1,051	\$ 1,051
	Capital Outlay	\$ -		( Budget for this period is unknown at this time)						
	Projects Costs									
	Series A (2018 project refinance)	\$ 41,066	\$ -						\$ 40,861	
	Series B (Phase 2 Road Imprpv.)	\$ 57,850	\$ -						\$ 57,580	
	Valley Entry System	\$ -	\$ -	( Budget for this period is unknown at this time)						
	Jim Wilson	\$ -	\$ 1,850	( Budget for this period is unknown at this time)						
	Turf Star	\$ 25,614	\$ 357	( Budget for this period is unknown at this time)						
	Willdan	\$ 1,670		( Budget for this period is unknown at this time)						
	NBS	\$ 1,094	\$ -	( Budget for this period is unknown at this time)						
	SDFA (Road Construction Loan)	\$ -	\$ -	( Budget for this period is unknown at this time)						
	Human Resource Practioners	\$ -	\$ -	( Budget for this period is unknown at this time)						
	Credit Card Payments	\$ 14,895	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000
	ACS Debits - (Utilities, Lease Pymts,P/R processing)	\$ 419	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,100
	<b>Total Disbursements</b>	<b>\$ 192,889</b>	<b>\$ 73,358</b>	<b>\$ 71,151</b>	<b>\$ 71,151</b>	<b>\$ 71,151</b>	<b>\$ 71,151</b>	<b>\$ 71,151</b>	<b>\$ 169,592</b>	<b>\$ 71,151</b>
<b>Ending Checking Account Balance</b>		<b>\$ 834,713</b>	<b>\$ 761,355</b>	<b>\$ 690,203</b>	<b>\$ 1,367,822</b>	<b>\$ 1,296,671</b>	<b>\$ 1,225,519</b>	<b>\$ 1,154,368</b>	<b>\$ 1,529,336</b>	<b>\$ 1,458,184</b>
	check \$	-								
	Check \$	-								

NOTE: This cash flow projection uses estimates of outlays using information available at the time of preparation



# Copper Valley Community Services District

Balance Sheet  
As of October 31, 2021

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 Umpqua Bank Checking	834,713
1020 Cash - Fund 2188	-527
1040 Local Agency Investment Fund (LAIF)	105,589
<b>Total Bank Accounts</b>	<b>\$939,775</b>
<b>Total Current Assets</b>	<b>\$939,775</b>
Fixed Assets	
1500 Capital Assets	
1501 Equipment	397,708
1503 Roads	2,360,462
1504 Easements	10,344,000
1505 Buildings	79,000
<b>Total 1500 Capital Assets</b>	<b>13,181,170</b>
1550 Construction in Progress	39,718
1600 Accumulated Depreciation	
1601 Equipment	-265,516
1603 Roads	-782,098
1605 Buildings	-22,120
<b>Total 1600 Accumulated Depreciation</b>	<b>-1,069,734</b>
<b>Total Fixed Assets</b>	<b>\$12,151,155</b>
<b>TOTAL ASSETS</b>	<b>\$13,090,930</b>

# Copper Valley Community Services District

Balance Sheet  
As of October 31, 2021

	TOTAL
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	28,667
<b>Total Accounts Payable</b>	<b>\$28,667</b>
Credit Cards	
2050 Umpqua CSDA Visa	17,513
<b>Total Credit Cards</b>	<b>\$17,513</b>
Other Current Liabilities	
2100 Payroll Taxes Payable	1,461
2150 Accrued Payroll	15,701
2200 Sales Tax Payable	0
<b>Total Other Current Liabilities</b>	<b>\$17,163</b>
<b>Total Current Liabilities</b>	<b>\$63,343</b>
Long-Term Liabilities	
2500 Lease Payable - John Deere	42,417
2600 Series 2018 Installment Sale	700,000
<b>Total Long-Term Liabilities</b>	<b>\$742,417</b>
<b>Total Liabilities</b>	<b>\$805,760</b>
Equity	
3800 Developer Capital Contributions	12,198,796
3900 Fund Balance	564,164
Net Income	-477,790
<b>Total Equity</b>	<b>\$12,285,169</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$13,090,930</b>

COPPER VALLEY COMMUNITY SERVICES DISTRICT  
 FY 2021-22 MONTHLY BUDGET REPORT ANALYSIS  
 October 2021

		ACTUALS			BUDGET		
		Last Year July - Oct	This Year July - Oct	Variance Incl/ (Decr)	This year's BUDGET	\$ Budget Remaining	% Budget Remaining
<b>EXPENDITURES</b>							
<b>SERVICES AND SUPPLIES</b>							
<b>ADMINISTRATION</b>							
OE01	Audit Expense	\$ -	\$ -	\$ -	\$ 8,900	\$ 8,900	100%
OE02	Finance Expenses	\$ 245	\$ 260	\$ 15	\$ 700	\$ 440	63%
OE02-1	Parcel Tax Implementation	\$ -	\$ -	\$ -	\$ 6,000	\$ 6,000	100%
OE03	Advertising	\$ 1,196	\$ 1,675	\$ 479	\$ 1,900	\$ 225	12%
OE04	Legal Expenses	\$ -	\$ 6,086	\$ 6,086	\$ 7,000	\$ 914	13%
OE06	Insurance (Property Loss/Liability)	\$ 48	\$ -	\$ (48)	\$ 16,200	\$ 16,200	100%
OE07	Miscellaneous/Contingency	\$ 343	\$ 1,591	\$ 1,248	\$ 5,000	\$ 3,409	68%
OE08	Professional Development (Travel/Training)	\$ 3,762	\$ 3,617	\$ (145)	\$ 8,100	\$ 4,483	55%
OE09	Dues, Certifications & Subscriptions	\$ 3,177	\$ 3,928	\$ 751	\$ 5,400	\$ 1,472	27%
OE10	Uniform Expenses	\$ 5,601	\$ 5,257	\$ (343)	\$ 6,000	\$ 743	12%
OE11	Electric Power/Water/Sewer	\$ 12,265	\$ 18,840	\$ 6,575	\$ 68,300	\$ 49,460	72%
OE11.5	Electric for Office	\$ 826	\$ 22,875	\$ 22,049		\$ (22,875)	#DIV/0!
OE12	Telephone/Internet Service	\$ 2,336	\$ 2,907	\$ 570	\$ 6,900	\$ 3,993	58%
OE14	Office Supplies/Postage	\$ 4,005	\$ 3,494	\$ (512)	\$ 8,800	\$ 5,306	60%
OE14-1	Office Cleaning		\$ -	\$ -	\$ -	\$ -	#DIV/0!
OE15	Office Equipment Repair/Replacement	\$ 6,876	\$ 7,272	\$ 396	\$ 10,700	\$ 3,428	32%
OE15-1	Office Equipment Lease	\$ 900	\$ 916	\$ 16	\$ 2,300	\$ 1,384	60%
OE26	County Fees/LAFCO	\$ 2,922	\$ 2,896	\$ (26)	\$ 7,400	\$ 4,504	61%
OE29	Accounting Services	\$ 12,074	\$ 12,446	\$ -	\$ 27,000	\$ 14,554	54%
OE30	Reimbursable Maint/Repair Expense	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	100%
OE31	Office Lease						
OE41	HR Consultant	\$ 500	\$ -	\$ (500)	\$ 2,500	\$ 2,500	100%
OE42	Quail Creek Engineering		\$ 1,890				
PE03-1	Payroll Taxes - Administration	\$ 4,529	\$ 5,630	\$ 1,101	\$ -		
PE06-1	Employee Wages - Administration	\$ 59,200	\$ 73,592	\$ 14,392	\$ -		
PE03-7	Payroll Taxes - Quail Creek	\$ -	\$ 42		\$ -		
PE06-7	Employee Wages - Quail Creek	\$ -	\$ 544		\$ -		
	<b>Total Administration</b>	\$ 120,807	\$ 175,758	\$ 54,951	\$ 200,100	\$ 106,039	53%
<b>COMMON AREAS</b>							
OE16	Gate Maintenance & Opener Purchase	\$ 3,552	\$ 4,775	\$ 1,223	\$ 20,000	\$ 15,225	76%
OE16-1	Gate System Improvements (RFID,etc)		\$ -	\$ -	\$ 2,000	\$ 2,000	100%
OE17	Streets/Sidewalks/Lighting Maint & Repair	\$ 8,342	\$ 4,092	\$ (4,250)	\$ 29,800	\$ 25,708	86%
OE17-2	Storm Drains	\$ -	\$ -	\$ -			
PE03-5	Payroll Taxes - Streets	\$ 153	\$ -	\$ (153)			
PE06 -5	Employee Wages - Streets	\$ 1,998	\$ -	\$ (1,998)			
OE18-1	Landscape Supplies & Repairs	\$ 15,563	\$ 19,912	\$ 4,349	\$ 43,000	\$ 23,088	54%
OE18-2	CCWD Water						
OE18-3	Landscape Equipment Gas & Oil	\$ 2,693	\$ 3,676	\$ 983	\$ 9,500	\$ 5,824	61%
OE18-4	Landscape Equipment Repair/Replacement	\$ 10,713	\$ 9,562	\$ (1,150)	\$ 29,800	\$ 20,238	68%
PE03-2	Payroll Taxes - Common Areas	\$ 5,648	\$ 4,930	\$ (718)			
PE06 -2	Employee Wages - Common Areas	\$ 73,829	\$ 64,439	\$ (9,390)	\$ -		
	<b>Total Common Areas</b>	\$ 122,491	\$ 111,387	\$ (11,104)	\$ 134,100	\$ 92,082	69%

COPPER VALLEY COMMUNITY SERVICES DISTRICT  
 FY 2021-22 MONTHLY BUDGET REPORT ANALYSIS  
 October 2021

		ACTUALS			BUDGET		
		Last Year July - Oct	This Year July - Oct	Variance Incl/ (Decr)	This year's BUDGET	\$ Budget Remaining	% Budget Remaining
<b>EXPENDITURES</b>							
<b>MOSQUITO ABATEMENT</b>							
OE22-1	Mosquito Control Products	\$ 8,497	\$ 8,961	\$ 465	\$ 20,000	\$ 11,039	55%
OE22-2	Mosquito Abatement Monitoring & Testing	\$ 1,538	\$ 1,248	\$ (290)	\$ 4,300	\$ 3,052	71%
OE22-3	Mosquito Abatement Vehicles Gas & Oil	\$ 4,060	\$ 2,730	\$ (1,330)	\$ 15,000	\$ 12,270	82%
OE22-4	Mosquito Abatement Equipment Maintenance	\$ 3,456	\$ 3,024	\$ (433)	\$ 14,000	\$ 10,976	78%
PE03-4	Payroll Taxes - Mosquito Abatement	\$ 319	\$ 359	\$ 41			
PE06-4	Employee Wages - Mosquito Abatement	\$ 4,164	\$ 4,693	\$ 529			
PE03-6	Payroll Taxes - Wetlands	\$ 10	\$ -	\$ (10)			
PE06-6	Employee Wages - Wetlands	\$ 132	\$ -	\$ (132)			
	<b>Total Mosquito Abatement</b>	\$ 22,176	\$ 21,015	\$ (1,161)	\$ 53,300	\$ 37,337	70%
	<i>Less: Distributed Payroll to Service Areas</i>	\$ (149,982)	\$ (154,228)	\$ (4,247)			
	<b>TOTAL SERVICES &amp; SUPPLIES</b>	\$ 115,493	\$ 153,932	\$ 38,439	\$ 387,500	\$ 235,458	61%
<b>PERSONNEL COSTS</b>							
PE01	Worker Compensation Insurance	\$ 13,658	\$ -	\$ (13,658)	\$ 12,800	\$ 12,800	100%
PE02	Health Insurance	\$ 20,747	\$ 22,948	\$ 2,202	\$ 86,700	\$ 63,752	74%
PE03	Payroll Taxes	\$ 11,947	\$ 12,408	\$ 461	\$ 37,100	\$ 24,692	67%
PE04	Processing Fees	\$ 588	\$ 604	\$ 16	\$ 2,200	\$ 1,596	73%
PE05	Directors Stipend	\$ -	\$ -	\$ -	\$ 6,000	\$ 6,000	100%
PE06	Employee Wages	\$ 155,460	\$ 162,447	\$ 6,987	\$ 463,600	\$ 301,153	65%
	<b>TOTAL PERSONNEL COSTS</b>	\$ 202,399	\$ 198,407	\$ (3,992)	\$ 608,400	\$ 409,993	67%
<b>EQUIPMENT OUTLAY</b>							
CO04	Cart Replacement	\$ -	\$ 25,614	\$ 25,614	\$ 5,000		
CO04	Heavy Duty Truck	\$ -	\$ -	\$ -	\$ -		
CO04	Trailer/Spray Rig/Tractor	\$ -	\$ 5,621	\$ 5,621	\$ 6,100	\$ 479	8%
CO10	Depreciation	\$ -	\$ -	\$ -			
	<b>TOTAL EQUIPMENT OUTLAY</b>	\$ -	\$ 31,234	\$ 31,234	\$ 11,100	\$ 479	4%
<b>CAPITAL OUTLAY/STUDIES/ASSESEMENTS</b>							
OE53-2	Landscape Design	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
OE53-1	Landscape Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
OE51-4	Road Improvement (1)	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
OE51-1	Road Project Assessment & Design (Willdan)	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
OE51-2	Road Project Management	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
OE51-5	Road Improvements PHASE II	\$ 1,017,565	\$ 1,670	\$ (1,015,894)	\$ -	\$ (1,670)	#DIV/0!
OE51-6	CM Services (Willdan)	\$ 31,667	\$ -	\$ (31,667)	\$ -	\$ -	#DIV/0!
OE51-7	Drainage Basin Repairs	\$ 15,780	\$ -	\$ (15,780)	\$ -	\$ -	#DIV/0!
OE51-8	Road Development Standards	\$ 3,931	\$ 686	\$ (3,245)	\$ -	\$ (686)	#DIV/0!
OE54-1	Office Building Paint	\$ 10,437	\$ -	\$ (10,437)	\$ -	\$ -	#DIV/0!
OE54-2	Office Building Siding and Trim	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
OE54-3	Office Building Renovation	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
OE54-4	Security	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
TBD	Sidewalk Replacement	\$ -	\$ -	\$ -	\$ 19,875	\$ 19,875	100%
TBD	Mosquito Abatement Cargo Container	\$ -	\$ -	\$ -	\$ 9,800	\$ 9,800	100%
	<b>TOTAL STUDIES &amp; ASSESEMENTS</b>	\$ 1,079,380	\$ 2,356	\$ (1,077,024)	\$ 29,675	\$ (2,356)	-8%

COPPER VALLEY COMMUNITY SERVICES DISTRICT  
 FY 2021-22 MONTHLY BUDGET REPORT ANALYSIS  
 October 2021

	ACTUALS			BUDGET		
	Last Year July - Oct	This Year July - Oct	Variance Incl/ (Decr)	This year's BUDGET	\$ Budget Remaining	% Budget Remaining
<b>EXPENDITURES</b>						
<b>DEBT SERVICE</b>						
OE20	John Deere Financing	\$ 5,343	\$ -	\$ (5,343)	\$ -	#DIV/0!
OE21	John Deere Financing	\$ 4,205	\$ 4,205	\$ -	\$ -	
OE20-01	Interest Expense	\$ -	\$ -	\$ -	\$ -	
OE20-3	Series 2018 Installment Sale	\$ -	\$ -	\$ -	\$ -	
OE20-4	Phase 1 Road Improvements	\$ 41,061	\$ 41,066	\$ 5	\$ 40,656	50%
OE20-5	Phase 2 Road Improvements	\$ 57,842	\$ 57,850	\$ 8	\$ 57,310	50%
	<b>TOTAL DEBT SERVICE</b>	<b>\$ 108,452</b>	<b>\$ 103,121</b>	<b>\$ (5,331)</b>	<b>\$ 97,966</b>	<b>47%</b>
	<b>TOTAL EXPENSES</b>	<b>\$ 1,505,724</b>	<b>\$ 489,051</b>	<b>\$ (1,016,673)</b>	<b>\$ 741,540</b>	<b>60%</b>

**PAYMENTS AND ASSESSMENTS RECEIVED**

<u>Assessment Income</u>						
	Pymt No. 3: (5%) Aug 2020 (FY19)	\$ -	\$ -	\$ -	\$ 68,070	\$ 68,070
	Pymt No. 1: (55%) Feb 2021 (FY20)	\$ -	\$ -	\$ -	\$ 748,770	\$ 748,770
	Pymt No. 2: (40%) May 2021 (FY20)	\$ -	\$ -	\$ -	\$ 544,560	\$ 544,560
	<b>Total Assessment Income</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,361,400</b>	<b>\$ 1,361,400</b>
<u>Reimbursement Income</u>						
	<b>Total Reimbursement Income</b>			\$ -	\$ -	\$ -
<u>Other Income</u>						
IN03	Weed Abatement	\$ 2,975	\$ 5,700	\$ 2,725	\$ -	\$ -
IN05	Investment Interest	\$ 721	\$ 150	\$ 571	\$ 1,300	\$ -
IN30	Exp Reimbursement Income	\$ 3,501	\$ -	\$ 3,501	\$ 1,000	\$ -
IN41	Gate Opener Income	\$ 435	\$ 225	\$ 210	\$ 1,200	\$ -
IN59	Rebates	\$ -	\$ 186	\$ 186	\$ 2,000	\$ -
IN70	Quail Creek Deposits	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ -
	<b>Total Other Income</b>	<b>\$ 7,632</b>	<b>\$ 11,261</b>	<b>\$ 3,629</b>	<b>\$ 4,300</b>	<b>\$ (6,961)</b>
	<b>TOTAL PAYMENTS &amp; ASSESSMENTS</b>	<b>\$ 7,632</b>	<b>\$ 11,261</b>	<b>\$ 3,629</b>	<b>\$ 1,371,200</b>	<b>\$ 1,354,439</b>
	<b>Net Income</b>	<b>\$ (1,498,092)</b>	<b>\$ (477,790)</b>	<b>\$ 1,020,302</b>	<b>\$ 125,027</b>	<b>\$ 602,817</b>
<u>Other Financing Sources &amp; Uses</u>						
	<b>Budget Balance</b>		\$ -	\$ -	\$ -	\$ -
			<b>\$ (477,790)</b>		<b>\$ -</b>	

Copper Valley Community Services District

1000 Umpqua Bank Checking, Period Ending 10/31/2021

RECONCILIATION REPORT

Reconciled on: 11/09/2021

Reconciled by: Ever Ventura

Any changes made to transactions after this date aren't included in this report.

Summary

	USD
Statement beginning balance.....	1,039,136.80
Checks and payments cleared (48).....	-198,892.50
Deposits and other credits cleared (0).....	0.00
Statement ending balance.....	<u>840,244.30</u>
Uncleared transactions as of 10/31/2021.....	
Register balance as of 10/31/2021.....	-5,531.12
Cleared transactions after 10/31/2021.....	834,713.18
Uncleared transactions after 10/31/2021.....	0.00
Register balance as of 11/09/2021.....	-17,120.44
	<u>817,592.74</u>

Details

Checks and payments cleared (48)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/21/2021	Bill Payment	2826	Aaronson, Dickerson etal	-825.00
09/21/2021	Bill Payment	2827	Mo-Cal Office Solutions, Inc	-90.07
09/21/2021	Bill Payment	2828	SDRMA-Health Ins.	-3,442.26
09/21/2021	Bill Payment	2829	U.S. Postal Service	-388.00
09/21/2021	Bill Payment	2830	USBank Equipment Finance	-202.33
09/21/2021	Bill Payment	2831	Warmerdam CPA Group	-1,900.00
09/21/2021	Bill Payment	2832	Waters Plumbing Heating & Air	-165.00
09/21/2021	Bill Payment	2833	USBank Equipment Finance	-186.43
09/21/2021	Bill Payment	2834	Warmerdam CPA Group	-1,900.00
09/21/2021	Bill Payment	2835	Willdan	-522.24
10/01/2021	Check	dm	John Deere Financial	-1,051.30
10/05/2021	Check	DD	KYLE W CEARLEY	-1,467.85
10/05/2021	Check	dm	Intuit Full Service Payroll	-151.00
10/05/2021	Check	DD	Gregory Hebard	-2,453.74
10/05/2021	Check	DD	Gregory Hebard	-200.00
10/05/2021	Check	DD	CHRIS JACOBS	-1,508.24
10/05/2021	Check	DD	PETER J KAMPA	-2,255.62
10/05/2021	Check	DD	WILLIAM KELSEY	-1,393.29
10/05/2021	Check	DD	NICOLE D MC CUTCHEN	-1,776.59
10/05/2021	Check	DD	NICOLE D MC CUTCHEN	-100.00
10/05/2021	Check	DD	Ralph M. McGeorge	-2,197.88
10/06/2021	Check		IRS	-495.64
10/06/2021	Check		CA EDD	-100.82
10/08/2021	Check		IRS	-4,143.01
10/08/2021	Check		CA EDD	-789.51
10/18/2021	Bill Payment	2844	FIRST FOUNDATION BANK	-41,066.02
10/18/2021	Bill Payment	2845	FIRST FOUNDATION BANK	-57,849.74
10/19/2021	Bill Payment	2843	Turf Star, Inc.	-25,613.72
10/19/2021	Bill Payment	2839	VALLEY ENTRY SYSTEMS, I...	-325.00
10/19/2021	Bill Payment	2840	Warmerdam CPA Group	-1,900.00
10/19/2021	Bill Payment	2841	WILLAIM KELSEY	-100.00
10/19/2021	Bill Payment	2842	Willdan	-1,670.24
10/19/2021	Bill Payment	2837	NBS	-1,093.50
10/19/2021	Bill Payment	2836	Comphel Heating and Air	-687.00
10/19/2021	Bill Payment	2838	SDRMA-Health Ins.	-5,737.10
10/20/2021	Check	DD	KYLE W CEARLEY	-1,467.85
10/20/2021	Check	DD	Gregory Hebard	-2,453.74
10/20/2021	Check	DD	Ralph M. McGeorge	-2,197.87
10/20/2021	Check	DD	NICOLE D MC CUTCHEN	-1,575.72

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
10/20/2021	Check	DD	NICOLE D MC CUTCHEN	-100.00
10/20/2021	Check	DD	Gregory Hebard	-200.00
10/20/2021	Check	DD	CHRIS JACOBS	-1,508.25
10/20/2021	Check	DD	PETER J KAMPA	-2,255.64
10/20/2021	Check	DD	WILLIAM KELSEY	-1,393.27
10/26/2021	Check	dm	Umpqua Bank Commerical CC	-14,894.74
10/26/2021	Check	dm	PG&E - 7193	-268.28
10/27/2021	Check		CA EDD	-763.20
10/27/2021	Check		IRS	-4,065.80
<b>Total</b>				<b>-198,892.50</b>

**Additional Information**

Uncleared checks and payments as of 10/31/2021

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
11/01/2018	Check	2374	BRADLEY D NICKELL	-257.97
03/16/2021	Bill Payment	2750	Postmaster	-3.45
04/13/2021	Bill Payment	2765	DEPARTMENT OF HOUSING...	-242.00
04/20/2021	Bill Payment	2764	DEPARTMENT OF HOUSING...	-243.00
04/20/2021	Journal	2757		-3,000.00
10/29/2021	Check	2558	WILLIAM KELSEY	-1,784.70
<b>Total</b>				<b>-5,531.12</b>

Uncleared checks and payments after 10/31/2021

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
11/03/2021	Check		CA EDD	-33.25
11/03/2021	Check		IRS	-301.18
11/05/2021	Check	DD	KYLE W CEARLEY	-1,345.49
11/05/2021	Check	DD	Gregory Hebard	-2,453.74
11/05/2021	Check	DD	Ralph M. McGeorge	-2,197.90
11/05/2021	Check	DD	Gregory Hebard	-200.00
11/05/2021	Check	DD	CHRIS JACOBS	-1,268.52
11/05/2021	Check	DD	PETER J KAMPA	-2,255.64
11/05/2021	Check	DD	NICOLE D MC CUTCHEN	-100.00
11/05/2021	Check	DD	NICOLE D MC CUTCHEN	-2,170.85
11/10/2021	Check		IRS	-3,980.94
11/10/2021	Check		CA EDD	-812.93
<b>Total</b>				<b>-17,120.44</b>

# Copper Valley Community Services District

## Transaction Report

October 2021

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT
Umpqua Bank Checking					
Beginning Balance					
10/01/2021	Check	DD	NICOLE D MC CUTCHEN	Direct Deposit 2	-100
10/01/2021	Check	dm	John Deere Financial	Tractor Payment	-1,051
10/01/2021	Check	DD	NICOLE D MC CUTCHEN	Pay Period: 09/16/2021-09/30/2021	-1,733
10/05/2021	Check	DD	PETER J KAMPA	Pay Period: 09/16/2021-09/30/2021	-2,256
10/05/2021	Check	DD	WILLIAM KELSEY	Pay Period: 09/16/2021-09/30/2021	-1,393
10/05/2021	Check	DD	NICOLE D MC CUTCHEN	Pay Period: 09/16/2021-09/30/2021	-1,777
10/05/2021	Check	DD	CHRIS JACOBS	Pay Period: 09/16/2021-09/30/2021	-1,508
10/05/2021	Check	DD	Gregory Hebard	Pay Period: 09/16/2021-09/30/2021	-2,454
10/05/2021	Check	DD	KYLE W CEARLEY	Pay Period: 09/16/2021-09/30/2021	-1,468
10/05/2021	Check	DD	Ralph M. McGeorge	Pay Period: 09/16/2021-09/30/2021	-2,198
10/05/2021	Check	DD	NICOLE D MC CUTCHEN	Direct Deposit 2	-100
10/05/2021	Check	DD	Gregory Hebard	Direct Deposit 2	-200
10/05/2021	Check	dm	Intuit Full Service Payroll	Payroll Processing Fee	-151
10/06/2021	Check		IRS	Tax Payment for Period: 10/01/2021-10/01/2021	-496
10/06/2021	Check		CA EDD	Tax Payment for Period: 10/01/2021-10/01/2021	-101
10/08/2021	Check		CA EDD	Tax Payment for Period: 10/02/2021-10/05/2021	-790
10/08/2021	Check		IRS	Tax Payment for Period: 10/02/2021-10/05/2021	-4,143
10/18/2021	Bill Payment (Check)	2845	FIRST FOUNDATION BANK	Acct #60159700	-57,850
10/18/2021	Bill Payment (Check)	2844	FIRST FOUNDATION BANK	Acct #60162700	-41,066
10/19/2021	Bill Payment (Check)	2842	Willdan	Invoice #00335288	-1,670
10/19/2021	Bill Payment (Check)	2843	Turf Star, Inc.	Invoice #625163-00	-25,614
10/19/2021	Bill Payment (Check)	2841	WILLIAM KELSEY	Boot Reimbursement	-100
10/19/2021	Bill Payment (Check)	2840	Warmerdam CPA Group	Invoice #18449	-1,900
10/19/2021	Bill Payment (Check)	2839	VALLEY ENTRY SYSTEMS, INC.	Invoice #38056	-325
10/19/2021	Bill Payment (Check)	2838	SDRMA-Health Ins.	Invoice #36579	-5,737
10/19/2021	Bill Payment (Check)	2837	NBS	Invoice #921000184	-1,094
10/19/2021	Bill Payment (Check)	2836	Comphel Heating and Air	Invoice #s 3576 & 3523	-687
10/20/2021	Check	DD	Ralph M. McGeorge	Pay Period: 10/01/2021-10/15/2021	-2,198
10/20/2021	Check	DD	PETER J KAMPA	Pay Period: 10/01/2021-10/15/2021	-2,256
10/20/2021	Check	DD	WILLIAM KELSEY	Pay Period: 10/01/2021-10/15/2021	-1,393
10/20/2021	Check	DD	NICOLE D MC CUTCHEN	Pay Period: 10/01/2021-10/15/2021	-1,576
10/20/2021	Check	DD	Gregory Hebard	Direct Deposit 2	-200
10/20/2021	Check	DD	KYLE W CEARLEY	Pay Period: 10/01/2021-10/15/2021	-1,468
10/20/2021	Check	DD	CHRIS JACOBS	Pay Period: 10/01/2021-10/15/2021	-1,508
10/20/2021	Check	DD	NICOLE D MC CUTCHEN	Direct Deposit 2	-100
10/20/2021	Check	DD	Gregory Hebard	Pay Period: 10/01/2021-10/15/2021	-2,454
10/26/2021	Check	dm	Umpqua Bank Commerical CC	Umpqua CSDA Visa payment	-14,895
10/26/2021	Check	dm	PG&E - 7193		-268
10/27/2021	Check		IRS	Tax Payment for Period: 10/20/2021-10/22/2021	-4,066
10/27/2021	Check		CA EDD	Tax Payment for Period: 10/20/2021-10/22/2021	-763
10/29/2021	Check	2558	WILLIAM KELSEY	Pay Period: 10/16/2021-10/31/2021	-1,785
<b>Total for Umpqua Bank Checking</b>					<b>\$ -192,889</b>
<b>TOTAL</b>					<b>\$ -192,889</b>



# Copper Valley Comm Srvs District

## Credit Card - Transaction Detail by Account

October 2021

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT
2050 Umpqua CSDA Visa					
10/01/2021	Expense		Intuit - QBO Online		49.00
10/01/2021	Expense		Indeed for Employers		162.83
10/01/2021	Expense		Ewing		377.74
10/01/2021	Expense		Enterprise		144.24
10/02/2021	Expense		LogMein, Inc.		5.00
10/02/2021	Expense		Verizon Wireless	Verizon telephone	181.06
10/03/2021	Expense		Hunt & Sons, Inc.		1,260.47
10/03/2021	Expense		McDillard's Feed & Supply		45.00
10/05/2021	Expense		USPS		23.20
10/06/2021	Expense		General Plumbing Supply		298.37
10/06/2021	Expense		Lowe's		746.88
10/06/2021	Expense		Exxon		125.00
10/08/2021	Expense		Tractor Supply Co.		387.07
10/08/2021	Expense		Safe-T-Lite of Modesto Inc.		69.04
10/08/2021	Expense		Safe-T-Lite of Modesto Inc.		1,410.15
10/10/2021	Expense		Cal Waste Recovery Systems		80.68
10/10/2021	Expense		Hughson Farm Supply		360.36
10/10/2021	Expense		Microsoft Office	Microsoft 360 Subscription	12.50
10/12/2021	Expense		Aramark Uniform Service		271.42
10/12/2021	Expense		Staples		473.85
10/13/2021	Expense		Shell		125.02
10/14/2021	Expense		Sender's Market Inc		1,395.29
10/15/2021	Expense		Calaveras Telephone Co.	Calaveras utilities	460.08
10/17/2021	Expense		Kathy's Miracle Cleaners		103.52
10/17/2021	Expense		Hunt & Sons, Inc.		591.20
10/17/2021	Expense		WordPress.com		99.00
10/17/2021	Expense		Adobe.com		179.88
10/18/2021	Expense		Copperopolis Cruisers 25		145.04
10/19/2021	Expense		Gold Dust Pizza Copperopolis		66.92
10/19/2021	Expense		Amazon		81.27
10/21/2021	Expense		Amazon		37.70
10/21/2021	Expense		J.Milano Co., Inc.		154.61
10/22/2021	Expense		Tees to Please		2,754.53
10/23/2021	Expense		Indeed for Employers		508.17
10/24/2021	Expense		Safe-T-Lite of Modesto Inc.		980.54
10/24/2021	Expense		Lowe's		75.47
10/24/2021	Expense		Exxon		125.00
10/24/2021	Expense		Hughson Farm Supply		276.85
10/24/2021	Expense		Dollar Tree Store		16.09
10/25/2021	Expense		Vistaprint		1.21
10/25/2021	Expense		Vistaprint		282.01
10/25/2021	Expense		Hughson Farm Supply		120.98
10/28/2021	Expense		Young's Copper Ace Hardware		1,618.53
10/29/2021	Expense		Chevron		150.00
10/31/2021	Expense		Hilton Hotel	MVCAC Meeting	680.57
<b>Total for 2050 Umpqua CSDA Visa</b>					<b>\$17,513.34</b>
TE TOTAL EXPENSES					
1SS SERVICES & SUPPLIES					
AE Administrative Expenses					
OE02 Finance Expenses					
10/01/2021	Expense		Intuit - QBO Online	Monthly QuickBooks Online Fee	49.00
<b>Total for OE02 Finance Expenses</b>					<b>\$49.00</b>

# Copper Valley Comm Srvs District

## Credit Card - Transaction Detail by Account

October 2021

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT
<b>OE03 Advertising</b>					
10/01/2021	Expense		Indeed for Employers		162.83
10/23/2021	Expense		Indeed for Employers		508.17
<b>Total for OE03 Advertising</b>					<b>\$671.00</b>
<b>OE07 Miscellaneous/Contingency</b>					
10/06/2021	Expense		Lowe's		746.88
10/17/2021	Expense		Kathy's Miracle Cleaners		103.52
<b>Total for OE07 Miscellaneous/Contingency</b>					<b>\$850.40</b>
<b>OE08 Professional Development</b>					
10/01/2021	Expense		Enterprise		144.24
10/19/2021	Expense		Gold Dust Pizza Copperopolis		66.92
10/31/2021	Expense		Hilton Hotel	Hotel Room	680.57
<b>Total for OE08 Professional Development</b>					<b>\$891.73</b>
<b>OE09 Dues, Certs, Bonds &amp; Subscriptions</b>					
10/17/2021	Expense		WordPress.com		99.00
<b>Total for OE09 Dues, Certs, Bonds &amp; Subscriptions</b>					<b>\$99.00</b>
<b>OE10 Uniform Expense</b>					
10/12/2021	Expense		Aramark Uniform Service		271.42
10/22/2021	Expense		Tees to Please		2,754.53
<b>Total for OE10 Uniform Expense</b>					<b>\$3,025.95</b>
<b>OE11 Electric Power/Water/Sewer</b>					
10/10/2021	Expense		Cal Waste Recovery Systems		80.68
<b>Total for OE11 Electric Power/Water/Sewer</b>					<b>\$80.68</b>
<b>OE12 Telephone</b>					
10/02/2021	Expense		Verizon Wireless		181.06
10/15/2021	Expense		Calaveras Telephone Co.		460.08
<b>Total for OE12 Telephone</b>					<b>\$641.14</b>
<b>OE14 Office Supplies/Postage</b>					
10/02/2021	Expense		LogMein, Inc.		5.00
10/05/2021	Expense		USPS		23.20
10/10/2021	Expense		Microsoft Office		12.50
10/12/2021	Expense		Staples		473.85
10/17/2021	Expense		Adobe.com		179.88
10/21/2021	Expense		Amazon		37.70
10/24/2021	Expense		Dollar Tree Store		16.09
10/25/2021	Expense		Vistaprint		282.01
10/25/2021	Expense		Vistaprint		1.21
<b>Total for OE14 Office Supplies/Postage</b>					<b>\$1,031.44</b>
<b>OE15 Office Equipment Repair/Replace</b>					
10/19/2021	Expense		Amazon		81.27
<b>Total for OE15 Office Equipment Repair/Replace</b>					<b>\$81.27</b>
<b>Total for AE Administrative Expenses</b>					<b>\$7,421.61</b>
<b>OE Operational Expenses</b>					
<b>OE18 Common Areas</b>					
<b>OE17 Streets/Sidewalks/Lighting Maint &amp; Repair</b>					
10/08/2021	Expense		Safe-T-Lite of Modesto Inc.		69.04
10/08/2021	Expense		Tractor Supply Co.		387.07
10/14/2021	Expense		Sender's Market Inc		1,395.29
10/24/2021	Expense		Safe-T-Lite of Modesto Inc.		980.54
10/24/2021	Expense		Lowe's		75.47
<b>Total for OE17 Streets/Sidewalks/Lighting Maint &amp; Repair</b>					<b>\$2,907.41</b>

# Copper Valley Comm Srvs District

## Credit Card - Transaction Detail by Account

October 2021

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT
OE18-1 Landscape Supplies					
10/01/2021	Expense		Ewing		377.74
10/06/2021	Expense		General Plumbing Supply		298.37
10/08/2021	Expense		Safe-T-Lite of Modesto Inc.		1,410.15
10/10/2021	Expense		Hughson Farm Supply		360.36
10/28/2021	Expense		Young's Copper Ace Hardware		1,618.53
<b>Total for OE18-1 Landscape Supplies</b>					<b>\$4,065.15</b>
OE18-3 Landscape Equipment Gas & Oil					
10/03/2021	Expense		Hunt & Sons, Inc.		1,260.47
10/17/2021	Expense		Hunt & Sons, Inc.		591.20
10/21/2021	Expense		J.Milano Co., Inc.		154.61
10/24/2021	Expense		Exxon		125.00
10/24/2021	Expense		Hughson Farm Supply		276.85
10/25/2021	Expense		Hughson Farm Supply		120.98
<b>Total for OE18-3 Landscape Equipment Gas &amp; Oil</b>					<b>\$2,529.11</b>
<b>Total for OE18 Common Areas</b>					<b>\$9,501.67</b>
OE22 Mosquito Abatement Expense					
OE22-2 Mosquito Abatement Monitor/Test					
10/03/2021	Expense		McDillard's Feed & Supply		45.00
<b>Total for OE22-2 Mosquito Abatement Monitor/Test</b>					<b>\$45.00</b>
OE22-3 Mosquito Abate Vehicles Gas/Oil					
10/06/2021	Expense		Exxon		125.00
10/13/2021	Expense		Shell		125.02
10/18/2021	Expense		Copperopolis Cruisers 25		145.04
10/29/2021	Expense		Chevron		150.00
<b>Total for OE22-3 Mosquito Abate Vehicles Gas/Oil</b>					<b>\$545.06</b>
<b>Total for OE22 Mosquito Abatement Expense</b>					<b>\$590.06</b>
<b>Total for OE Operational Expenses</b>					<b>\$10,091.73</b>
<b>Total for 1SS SERVICES &amp; SUPPLIES</b>					<b>\$17,513.34</b>
<b>Total for TE TOTAL EXPENSES</b>					<b>\$17,513.34</b>

Copper Valley CSD  
Quail Creek Summary

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9/20/2021	CV Saddle Creek deposit	\$ 5,000.00
9/30/2021	Pete September Payroll Wages (6 hrs)	(202.92)
9/30/2021	Pete September Payroll Taxes	(15.54)
9/30/2021	Nicole September Wages (4 hrs)	(150.80)
9/30/2021	Nicole September Taxes	(11.54)
9/30/2021	Greg September Wages (1hr)	(44.88)
9/30/2021	Greg September Taxes	(3.44)
9/30/2021	Ralph September Wages (1 hr)	(32.06)
9/30/2021	Ralph September Taxes	(2.46)
10/12/2021	GL Gritz Engineering	(1,890.00)
10/31/2021	Nicole October Wages (2 hrs)	(75.40)
10/31/2021	Nicole October Taxes	(5.78)
10/31/2021	Nicole October Wages (1 hrs)	(37.70)
10/31/2021	Nicole October Taxes	(2.89)
11/10/2021	GL Gritz Engineering	(900.00)
		<hr/>
		\$ 1,624.59



**COPPER VALLEY COMMUNITY SERVICES DISTRICT**  
1000 Saddle Creek Drive  
Copperopolis, CA 95228  
(209) 785-0100 –  
coppervalleycsd.org

**DIRECTORS**  
Larry Hoffman, President  
Ken Albertson, Vice President  
Roger Golden  
Darlene DeBaldo  
Scott Baker

**COPPER VALLEY COMMUNITY SERVICES DISTRICT  
BOARD OF DIRECTORS REGULAR MEETING MINUTES**  
LOCATION:1001 SADDLE CREEK DRIVE, COPPEROPOLIS  
October 19, 2021  
2:00 PM

1. **CALL TO ORDER** Meeting called to order at 2:02pm
2. **ROLL CALL** President Hoffman, Vice President Albertson, Director DeBaldo, Director Golden, Director Baker, General Manager Kampa, Office Manager McCutchen, Site Manager Hebard
3. **PLEDGE OF ALLEGIANCE**
4. **CHANGES TO ORDER OF AGENDA** None

5. **PUBLIC COMMENT**

6. **CONSENT CALENDAR**

- a) Review of monthly financial report, approval of bills and claims for the month of September 2021.
- b) Approval of the minutes from the Regular Board Meeting held September 21, 2021

A motion was made by Director Albertson approving the Consent Calendar, second made by Director Golden . Motion passed unanimously.

7. **DISCUSSION AND ACTION ITEMS**

- a) Status update report on the engineering review, progress and inspections for the Quail Creek development project (District Engineer Galen Gritz) District Engineer brought the Board up to speed on the Quail Creek development project.
- b) Review of staffing concerns and consideration of securing consulting services to conduct a classification and compensation study/survey to determine if adjustments to the District landscape maintenance position descriptions, advancement opportunities, salaries, benefits or other compensation are needed to attract and retain employees Discussion took place, a salary schedule study will take place as well as new advertisement with starting pay increased to step VI of current salary schedule

8. **STAFF AND DIRECTOR REPORTS**

- a) General Managers Report
- b) Site Managers Report

9. **ADJOURNMENT** Meeting adjourned at 3:50pm



**TO: CVCS Board of Directors**

**FROM: Peter Kampa, General Manager**

**DATE: November 16, 2021**

**SUBJECT: Item 7b) Adoption of a resolution approving a revised and updated salary schedule and related 2021-22 budget amendment**

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**RECOMMENDED ACTION**

Staff recommends a motion to adopt a resolution approving the revised salary schedule as presented.

**BACKGROUND**

Last month the board heard that we were offering a starting wage at the top of our current entry level salary amount. The board had directed the increase of the other salaries that were affected by the adjustment at the entry level position, so that there was not significant compaction among the maintenance positions. The attached resolution contains adjustments to the Landscape Maintenance I and II positions. Although a budget amendment is listed in the agenda, due to staffing vacancies, it is doubtful that the salary adjustments will put us over budget on salaries; so no action is currently proposed.

There was also board discussion about adjustments to this salaries of other positions, but it was unclear if there was consensus about adjustments to them all. Without further evaluation, management is advising against making arbitrary adjustments to the site manager, site supervisor and office manager positions until such time as a more thorough evaluation can be completed. At this time management has no valid data upon which to base a recommendation for those positions.

As directed during our October board meeting, management has reached out to other local agencies with similar employment positions to receive salary and benefit information for the purpose of updating our salary schedule and potentially our benefit Package. The purpose of reviewing the salary offered by other agencies is to ensure that we are offering a competitive employment package. To ensure that we are comparing apples to apples in terms of total compensation offered, it will take some time to receive enough valid data from others and be able to interpret that data to provide a final recommendation to the board. The consult it cost proposed to perform this work was cost prohibitive

**RESOLUTION \_\_, 2021**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COPPER VALLEY  
COMMUNITY SERVICES DISTRICT APPROVING A REVISED SALARY SCHEDULE  
AND BUDGET AMENDMENT

**WHEREAS**, the Board of Directors approves the salary and benefit schedules for employees; and

**WHEREAS**, employee wages need to be increased for the positions of Landscape Maintenance I and II to be competitive in today’s labor market.

**NOW, THEREFORE, BE IT RESOLVED** that the revised salary schedule below with changes to the Landscape Maintenance I and II positions is hereby adopted and effective immediately.

COPPER VALLEY COMMUNITY SERVICES DISTRICT								
FY 2021/22 EMPLOYEE CLASSIFICATION & SALARY SCHEDULE								
Amended 11-16-2021								
Employee Classification	2020-21	2021-22		(Step 1)	(Step 2)	(Step 3)	(Step 4)	
General Manager	1	1	(A)	\$70,350				
Maintenance Manager	1	1	(A)	\$80,638	\$84,670	\$88,903	\$93,348	
Maintenance Supervisor	1	1	(A)	\$57,597	\$60,477	\$63,501	\$66,676	
Landscape Maint. II	2	2	(H)	\$21.12	\$22.17	\$23.28	\$24.44	
Landscape Maint. I	3	3	(H)	\$20.11	\$21.12	\$22.17	\$23.28	
(1) Part-Time Maint. I	0	0	(H) (PT)	\$19.10	n/a	n/a	n/a	
Office Manager	1	1	(PT)	\$35.90	\$37.70	\$39.59	\$41.56	

**PASSED AND ADOPTED** by the Board of Directors of the Copper Valley Community Services District on November 16, 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

\_\_\_\_\_  
Larry Hoffman, President

\_\_\_\_\_  
Peter Kampa, Board Secretary

Board of Directors







**TO: CVCS Board of Directors**

**FROM: Peter Kampa, General Manager**

**DATE: November 16, 2021**

**SUBJECT: Item 7c) Updated status report of the CVCS / Copper Valley Partners Interim Operating Agreement**

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**RECOMMENDED ACTION**

Staff will provide an update of the status of the Interim Operating Agreement and proposed remaining efforts to prepare the final operating agreement and site plan.

**BACKGROUND**

The term of the Interim Operating Agreement with CV Partners expires soon and the agreement should be extended for another year. The main remaining work to prepare the final agreement and site plan is the final identification of the physical areas of maintenance responsibility for each party. The historical documentation reveals that the district accepted road easements and improvements by resolution for each phase of the development upon completion. Unfortunately there are not graphic representations or lists of the improvements dedicated; only reference to approved plans and legal descriptions.

Based on the documentation reviewed, staff recommends that the final site plan delineate the responsibility areas of CVCS as only the areas and infrastructure within the easements (right of way) dedicated to the district. The site plan will then reference the service and infrastructure responsibilities contained in each public easement. All landscape maintenance work on private property will be the responsibility of the property owner, who may choose to contract with the district for certain maintenance services adjacent to or affecting the right of way. Access to wetland areas for mosquito control and maintenance work will also be contained in a separate agreement.

District Engineer Gritz will be asked to assist in the preparation of the final site plan which should take no more than six months to complete. It is recommended that the interim agreement be placed on the December meeting agenda for a one year extension.

**INTERIM OPERATING AND COST  
SHARING AGREEMENT**

**THIS INTERIM OPERATING AND COST SHARING AGREEMENT (“AGREEMENT”)** is entered into on this 18th day of February, 2020 by and between the CV Saddle Creek, LLC, CV Saddle Creek Holdings, LLC and Saddle Creek Golf Club, LLC herein collectively referred to as “Owner”, and the Copper Valley Community Service District (formerly Saddle Creek Community Services District) herein referred to as “CSD”. The Owner and CSD may each be referred to herein individually as a “Party” and collectively as the “Parties”.

**RECITALS**

**A. WHEREAS, Owner is the legal owner of certain real property located in the development commonly known as the Copper Valley Resort located in Copperopolis, California. The ownership includes the existing 18-hole golf course, Clubhouse, Sports Center, certain undeveloped but improved lots, and undeveloped property within the boundaries of the approximately 890-acre Resort property collectively referred to herein as (the “Property”);**

**B. WHEREAS, the CSD was formed in 1995 pursuant to Resolution 95-03 by the Local Agency Formation Commission (“LAFCO”) of the County of Calaveras, State of California and Pursuant to sections 56000 and 61000 et seq. of the California Government Code;**

**C. WHEREAS, the CSD has the authority to perform governmental services pursuant to California Government Code Section 61600 and other specific services that may be approved by the CSD Board of Directors, including but not limited to the maintenance of the access control gate, roads, street lights, and storm drains located within the Property and maintenance of landscaping and wetland easements within the portions of the Property not owned by Owner (“Common Areas”);**

**D. WHEREAS, the CSD and Owner enjoy a cooperative working relationship and have historically worked to jointly address the Property’s operational needs and costs;**

**E. WHEREAS, Owner and the CSD have not been able to identify survey maps or other instruments that would allow them to precisely define which areas of the Property are owned and/or to be maintained by the CSD;**

**F. WHEREAS, Owner and the CSD wish to engage professional service providers to create a Site Map, which will accurately and permanently define the Parties’ respective ownership and maintenance rights and responsibilities throughout the Property;**  
**\*Site Map in process by CSD**

**G. WHEREAS, the Parties anticipate that, on or before December 31, 2020 and upon the creation and acceptance of the Site Map, the Parties will execute a formal Operating and Cost Sharing Agreement delineating the rights and responsibilities of the Parties and**

incorporating the Site Map;

H. WHEREAS, in the interim, and while Owner and the CSD endeavor to create the Site Map, the Parties wish to document certain historical and present business and financial arrangements between the Parties for the ongoing operation of the Property;

I. WHEREAS, the Parties hereto have agreed in principle to certain provisions relating to the operations, duties, costs, equipment usage, utilities, water, stormwater management, wetland management and permitting, wildlife habitat, road and Common Area maintenance and previous costs paid on behalf of the CSD by the Owner; and

J. WHEREAS, the Parties intend to formalize, in writing and in greater detail following the creation of the Site Map, the general terms and conditions of their understanding regarding mutual, cooperative interests, with such future agreement(s) to require final approval of the CSD Board of Directors before such Agreement becomes in full force and effect.

## AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

### 1. Term

The Term of this Agreement shall be retroactive to August 1, 2019 and run through December 31, 2020. The Parties anticipate entering into an agreement which shall replace this Agreement prior to the expiration of the Term; however, should the Parties fail to enter such an agreement to succeed this Agreement, the Parties may extend the Term upon mutual agreement. \*Term was extended to 12/31/2021

### 2. CSD office property/CCWD lease

- a. The Owner pays an annual lease payment to the Calaveras County Water District ("CCWD") to lease the approximately 7-acres of land where the CSD office facilities, maintenance facilities, and equipment storage is located which area is shared with the golf course maintenance building and equipment yard. The current lease with CCWD is being renegotiated but it is anticipated that it will be in the approximate amount of \$4,000.00 per year.
- b. It is hereby agreed that the Owner shall pay 60% and the CSD shall pay 40% of the annual lease. \*Yes, this took place 2020

### 3. Office Building and Equipment ownership

- a. The Owner currently owns the portable office building trailer which the CSD occupies as its offices. The Owner hereby agrees to donate the office building trailer to the CSD. The CSD shall accept the office building trailer in "as is" condition with no warranty as to its condition by the Owner. The donation value of the office building trailer shall be deemed to be \$5,000.00.  
\*Owner has not completed the transfer of the office building to CSD.



- b. The Owner owns a CASE Front loader. The Owner shall continue to own the equipment but hereby grants the CSD usage rights on a case by case basis for various projects performed on the property. The Owner will maintain the equipment. \*We have used it 6 times this year with no issues.
  - c. The Owner currently owns a 2000 Freightliner Water Truck California License Plate # 6A09122 Vehicle ID#1FV3HJAA6YHB19548. The Owner hereby donates the water truck valued at approximately \$35,000.00 to the CSD. In exchange for the donation of the truck to the CSD, the Owner shall have usage rights on an as needed basis. In addition, the CSD shall be required to provide the following: \*The water truck transfer has not been completed, it can not be transferred due to CA CARB compliance issues.
    - i. CSD, at its discretion will endeavour to Water street trees on Owner properties and cul-de-sacs where no irrigation exists.
    - ii. CSD to provide water truck for fire prevention/suppression purposes.
    - iii. CSD shall provide dust suppression on the dirt roads within the Property
    - iv. CSD shall make it available in case of golf course irrigation emergencies.
  - d. The PG&E power and CCWD water are provided to the office and maintenance area used by the CSD. The utility bills have all been previously paid 100% by the Owner. The Parties agree that beginning on the effective date of this Agreement, the utility cost shall be paid by both Parties at 60% to the Owner and 40% to the CSD. Owner will bill the CSD monthly for their portion of the utility bills. \*we are paying our portion on time to CV
  - e. The joint facilities are not serviced by sewer but is serviced with a septic tank and pump system. The Parties agree to share the cost of the maintenance of the septic system at the same 60%/40% ratio. Included in this cost sharing is the recent pump replacement and service in March 2019 in the amount of \$2500.00. \*we split one bill last year for this
  - f. CSD to reimburse Owner for fuel costs related to Mosquito abatement, general Common Area maintenance, storm drains maintenance. In 2019, certain fuel was advanced to the CSD in the amount of \$512.51 as of June 14, 2019 and is understood by owner this amount will increase until the new fiscal year and those increases will be tracked. This amount shall be reimbursed to Owner upon the execution of this Agreement. \*completed
4. **Gate operations and location** \*There are no issues with gate at this time
- a. The main gate and gatehouse are owned by the CSD. The Owner currently funds 100% of the cost of the gatehouse attendants. The Owner is not obligated to continue the cost of the gate attendants and may at its absolute discretion terminate the gatehouse attendants. The Owner shall from time to time elect to change the operational hours of the attendants at its sole and absolute discretion, with advance notice and coordination with CSD. The gates shall be operated in the automatic-closed mode when the gatehouse is unattended.
  - b. The CSD owns the physical building, gates and Right of way.
  - c. CSD pays electrical, water and sewer, phone for the building.

- d. The Owner may consider gate relocation, at their expense at a future date to provide unfettered access to commercial uses such as the golf course and restaurant.
- e. The CSD is required to maintain the gate and phone/access system at its cost.

**5. Construction gate ownership and operation** \*There are no issues at this time

- a. The Owner owns equipment, provides power and phone cost
- b. CSD operates and manages access and maintenance *We may want to consider upgrades and charge cost to CV*
- c. To be improved to CSD standards and dedicated for ownership in future; or eliminated if alternate access provided in future development

**6. Water Meters and Accounts**

- a. All Common Area owned by the CSD have historically and are now served by CCWD water meters in the name of Owner. Due to the substantial increase in water and sewer fees enacted by CCWD, the CSD shall share in the cost of the water. Owner and CSD have reviewed each of the meters and the area that is irrigated and have come to a mutual agreement as to the estimated water used through each meter for public purposes (Common Areas) versus water used for the Owner's private purposes. The water consumption estimates attributable to CSD and Owner are based on the conditions existing as of the date of this Agreement, as proximately shown on the draft site drawings, attached hereto as Exhibit A, and the parties agree to perform additional estimations and adjust the percentages attributable to each based on changed conditions, as further described below. The Owner agrees to continue to keep the meters in the name of the Owner, however the CSD hereby agrees to pay the following allocation of the water on the following meters effective at the CCWD billing for water consumption following the effective date:

Location	% of Total CCWD Bill Paid by CSD	CCWD Account No.
Entry Sales	80%	017737-000
Roundabout	50%	017736-000
Oak Creek Dr	50%	017747-000
Rockridge Parking	40%	017738-000
Oak Creek Landscape	40%	017740-000

Water bills from CCWD will be paid by Owner in accordance with CCWD rules and regulations. Following payment, Owner will bill CSD for their proportional cost in accordance with the percentages above, as adjusted in Section 6. Billing and payment for CCWD water meter costs are further detailed in Section 6 below.

The water meter SN55927116 serving the Gatehouse shall be paid 100% by CSD and said account will be transferred by Owner to CSD in a timely manner.

The water meters SN68078732 (Mitchell Lake Ct) and NE94724023 (3828 Little John) are to be paid 100% by Owner.

\*No issues with water bills, they pay them, bill us then we pay them back



- b. The Parties agree to work cooperatively to transfer ownership of private irrigation and landscape areas to appropriate property owner(s). \*This will be in final agreement
- c. CSD to continue to maintain Common Areas as currently configured, and has full authority to modify, control, repair, improve and discontinue irrigation in Common Areas, as well as to modify Common Area landscaping as desired by CSD. CSD will only operate, maintain, and be responsible for costs associated with public Common Areas.
- i. An Interim Site Map is to be developed by CSD depicting the Common Areas and areas privately owned by Owner, as those areas are currently understood; which shall be attached hereto as Exhibit A. Owner is assumed to have ownership of and be responsible for the portion of the irrigation system and landscape on private property. CSD is assumed to have ownership of and be responsible for the portion of the irrigation system and landscape on public property.
  - ii. The irrigation systems served by the common meters service both the public and private areas of Exhibit A. For its convenience, Owner may request that CSD provide maintenance of the common irrigation on the private areas shown in Exhibit A. CSD shall bill Owner for time and materials, at the then current labor rates contained in the CSD Miscellaneous Fees Schedule, and materials at cost if supplied by CSD.
  - iii. Exhibit A shall only serve the purpose of depicting ownership and maintenance responsibilities for the term of this Agreement. The Parties intend to jointly execute a permanent Site Map as part of a permanent Operating and Cost Sharing Agreement, as more fully described in Section 15, below, at the end of the term of this Interim Agreement.
- d. Both Owner and CSD shall fund and provide responsible operation and maintenance of irrigation system and landscape served by the shared meters in the private and public areas respectively. CSD shall not be responsible to maintain or irrigate, or pay for irrigation water for areas outside the Common Area shown in Exhibit A.
- i. The CSD and Owner shall maintain responsibility for operation and maintenance of their respective irrigation system components, and shall maintain such systems in good working order to ensure operating efficiency and compliance with water conservation and use requirements of the water provider. Irrigation system leak repairs and other water wasting system defects shall be repaired by the responsible party on identification if serious and for minor waste as quickly as possible but in no case in excess of seven days of written notification of the leak. Failure to address water waste as described above shall result in water billing adjustments as described in Section 6 herein.
  - ii. Irrigation System Modifications/Notifications. Either party proposing modifications to their respective irrigation system in a manner that may change water use shall notify the other party in advance. Either party may

past records unclear,  
will work with district  
engineer to list and map  
infrastructure and  
locations only in ROW

No issues or  
concerns here

request an evaluation of respective water usage by the other party when irrigation system modifications are completed. Owner and CSD agree to make repairs and improvements to their respective irrigation systems as needed, in a timely manner to maximize water conservation, repair leaks or watering inefficiencies.

- e. CSD continues to pay partial share of cost on irrigation meter serving Saddle Creek II; which is in their name. \*continues to go well, we pay as they bill

**7. Billing and Payments for Water Bills – Timing and adjustments**

- a. Owner shall pay all water bills received in accordance with CCWD rules. Upon payment, Owner shall submit the paid water bill along with an invoice to the CSD for its proportional share per the shared meter table above. CSD shall pay Owner for each bill in a timely manner, normally within 30 days of receipt.
  - i. In the event of dispute on any invoice, CSD shall pay the undisputed portion of the invoice within 30 days, and the parties shall endeavor to resolve billing disagreements in a timely manner.
  - ii. In the event that inefficient watering or leaks are allowed to remain longer than allowed above, the billing for the noncompliant party shall be adjusted up by the estimated water lost or wasted during the duration of the event.
  - iii. Either party can request a reevaluation of estimated water use through the common meters, and the parties will conduct such evaluation in a timely manner. In the event an adjustment to proportional billing is necessary, such adjustment will be made at the next CCWD billing cycle.

**8. Stormwater management – CSD responsible for DI (drain inlets), culverts and related infrastructure**

- a. The Owner is responsible for stormwater management outside of road right-of-way.
- b. Standards on culvert exit to be modified for future projects to avoid erosion.
- c. The Owner shall assist in troubleshooting and implementing a remedy for odor occurring on Rockridge, and to be responsible for pond improvements if determined necessary/responsible for odor.

\*CSD replaced and repaired all DI's

**9. Wetlands and 404 Permit Management**

- a. 404 Permit, Compliance Coordination is CSD responsibility and permit compliance is the responsibility of Owner. Any studies, reports, improvements, modification, inspections, testing or violation related work or fines resulting from or issued by any state or federal agency are the responsibility of Owner.
- b. The Owners shall provide pond maintenance records, water quality results to the CSD.
- c. Maintenance and Inspection Plan to be developed collaboratively between CSD and Owner regarding operating responsibility.

No issues or conflict here



- i. General inspection provided by CSD.
- ii. Improvements and major maintenance provided by Owner with CSD guidance
- d. Owner to maintain and comply with NPDES General Permit currently in place in Golf Resort name (Aquatic Pesticides)
  - i. Owner owns wetland property and permit responsibility.
- e. CSD monitors and enforces pond water levels (water supplied/paid from Owner contract with CCWD); see Roger Pito wetlands report 2016

**10. Wildlife habitat easements**

- a. CSD responsible for administration/encroachment under deed restriction.
- b. CSD performs cleaning, weed management and mowing.
  - i. Fee for service charged to those who either do not maintain or contract with CSD. no formal evidence that the CSD has authority to administer this land use restriction, need formal legal opinion

**11. Operation of roads**

- a. Roads maintenance the responsibility of CSD.
  - i. Encroachment permit may be required for heavy construction equipment/work
- b. Owner, at their sole discretion and approval shall agree to assist financially when road improvement priorities/work scope are adjusted to suit development/sales needs
- c. CSD to review road maintenance plans and priorities with Owner.

**12. Common Area (public) maintenance (Exhibit A)**

- a. CSD pays electricity for irrigation timers.
- b. CSD Operates and maintains irrigation. no issues here
- c. CSD Maintains Landscaping.
- d. CSD pays for water through shared meters owned by Owner, billed to CSD at the percentages above.
- e. Owner at their sole discretion and approval shall agree to assist financially when landscape improvement priorities/work scope are adjusted to suit development/sales needs.

**13. Open space parcels**

- a. Owner pays water and power for irrigation (parcels shown on Exhibit B, attached hereto)
- b. CSD maintains irrigation and landscape.

**14. Reimbursement of costs advanced:**



The Owner has paid certain costs addressed in this Agreement, in calendar year 2019. The Parties agree upon the approval of this Agreement to settle any outstanding financial issues. The following is a list and the estimated amounts:

- Fuel charges by CSD on Owner fuel system- \$512.51 (TBD)
- Irrigation Clocks on #18 owned by CSD- \$7,500.00
- 40% of Septic system pump at yard- total-\$2500.00  
\*Completed

**15. Cost Sharing for Survey and Associated Work** \*Pending

The Parties wish to commission a comprehensive survey of the Property, and associated study and review of all documents related to the Property, to create a Site Map of the property that clearly depicts all property lines, Common Areas, easements, and roads existing on the Property ("Mapping Project"). The Parties intend to jointly approve a final Site Map and associated documents through the execution of an Operating and Cost Sharing Agreement, which shall replace this Agreement when executed. In furtherance of the Mapping Project, the Parties recognize the need to secure services from surveyors, engineers, a title company, and administrative professionals, to obtain and review documents related to the Property's development, subdivision, dedication, and/or sale, and to accurately describe, depict, and record the rights and responsibilities of the Parties. The Parties shall procure and share the cost of those services as follows:

- a. CSD will lead the Mapping Project and shall identify and retain all service providers it requires to complete the Mapping Project.
- b. CSD shall provide Owner copies of proposals, cost estimates, fee schedules, and/or equivalent documentation provided by prospective service providers prior to contracting for any service. Owner may provide input regarding the proposed scope of services to be rendered, but CSD shall have discretion to define the scopes of services and to enter contracts for those services.
- c. The costs of those services rendered in furtherance of the Mapping Project shall be split equally (50%-50%) between the Parties. CSD shall provide Owner with a monthly summary of payments made to all Mapping Project service providers, with back-up documentation such as invoices or requests for payment attached. CSD shall designate on the summary and, within thirty (30) day of receipt, Owner shall pay to CSD as reimbursement its equal portion of those costs.

**16. Document Sharing** \* Pending

Owner shall provide CSD copies of any documents in its possession that are germane to the Mapping Project, including but not limited to maps of the Property, plans, as-built drawings, property descriptions, easement documents, dedication offers, grant documents, deeds or other ownership documents, and documentation related to maintenance of the Property. Upon request, Owner may inspect and copy any documents or records related to the Property that CSD or the Mapping Project service providers obtain from Calaveras County or through other public records searches.

**17. Upgrades and Permitting**

Should permits be required to perform work needed to separate infrastructure servicing both the Owner's property and Common Areas, as determined during or at the conclusion of the Mapping Project, the costs to apply for and obtain those permits shall also be split equally. Should infrastructure servicing both the Owner's property and Common Areas remain, the Parties also agree to equally share the engineering and/or other costs associated with defining each Party's responsibility to maintain that infrastructure and the split of costs associated with its use.

**18. Legal and Other Party-Specific Costs**

Notwithstanding the provisions of Sections 15, 16, and 17, above, the Parties shall bare their own costs for legal counsel or other service providers hired to represent the interests of only one Party or services retained by only one Party.

**19. CSD Board Approval**

This Agreement is contingent upon the Board of Directors of the CSD final approval.

**20. Amendment**

This Agreement can only be modified by written agreement of the parties.

**21. Binding on Successors and Assigns**

This Agreement shall be binding on the Parties and all successors and assigns.

**22. Notices**

Any notice required or permitted to be given by one party to the other shall be in writing, shall be made in the following manner, and shall be effective (a) upon receipt if given by personal delivery, (b) on the date indicated on the receipt if given by certified or registered mail, return receipt requested, or (c) on the succeeding business day after mailing or deposit if given by Express Mail or by deposit with a private delivery service of general use (e.g., Federal Express), postage or fee paid, as appropriate, addressed to the parties below:

To Owner:

Mr. Tom Hix and Michael Fletcher  
CV Development Partners, LLC  
100 Town Square Road, Second Floor  
Copperopolis, CA 95228

To CSD:

Mr. Peter Kampa, GM  
1000 Saddle Creek Drive  
Copperopolis, CA 95228

**23. Default and Dispute Resolution**

Should either party fail to perform an obligation under this Agreement, it shall be deemed a default of this Agreement. Either Party shall have reasonable time, but in no instance more than thirty (30) days, to cure any non-monetary default upon notice of the default from the other Party. Monetary default, meaning the failure to timely pay

any amount due the other Party under this Agreement, shall incur a ten percent (10%) per annum penalty, to be paid to the non-defaulting Party.

The Parties agree that it is mutually beneficial to mediate disputes prior to resorting to litigation. In the event of a dispute between the Parties as to any provision of this Agreement, the Parties shall endeavor to mediate the dispute within sixty (60) days or as soon as practical upon a Party providing notice of the dispute to the other. Mediation shall occur in Calaveras County, California, or as close to the Property as possible, with a mutually-agreed-upon mediator.

**24. Surviving Provisions**

Should any provision of this Agreement be found void or unenforceable, it shall be severable from the rest of the Agreement and the remaining terms shall be enforced as if the unenforceable term had not existed.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement and hereby the Board of Directors of the CSD shall be required to approve this Agreement to make it valid.

Owner: \_\_\_\_\_

By: \_\_\_\_\_

THOMAS HIX  
Authorized Signatory

Dated: 3/11/20

CSD: \_\_\_\_\_

By: \_\_\_\_\_

Board President  
Roger K. Goldman

Dated: 2/18/2020



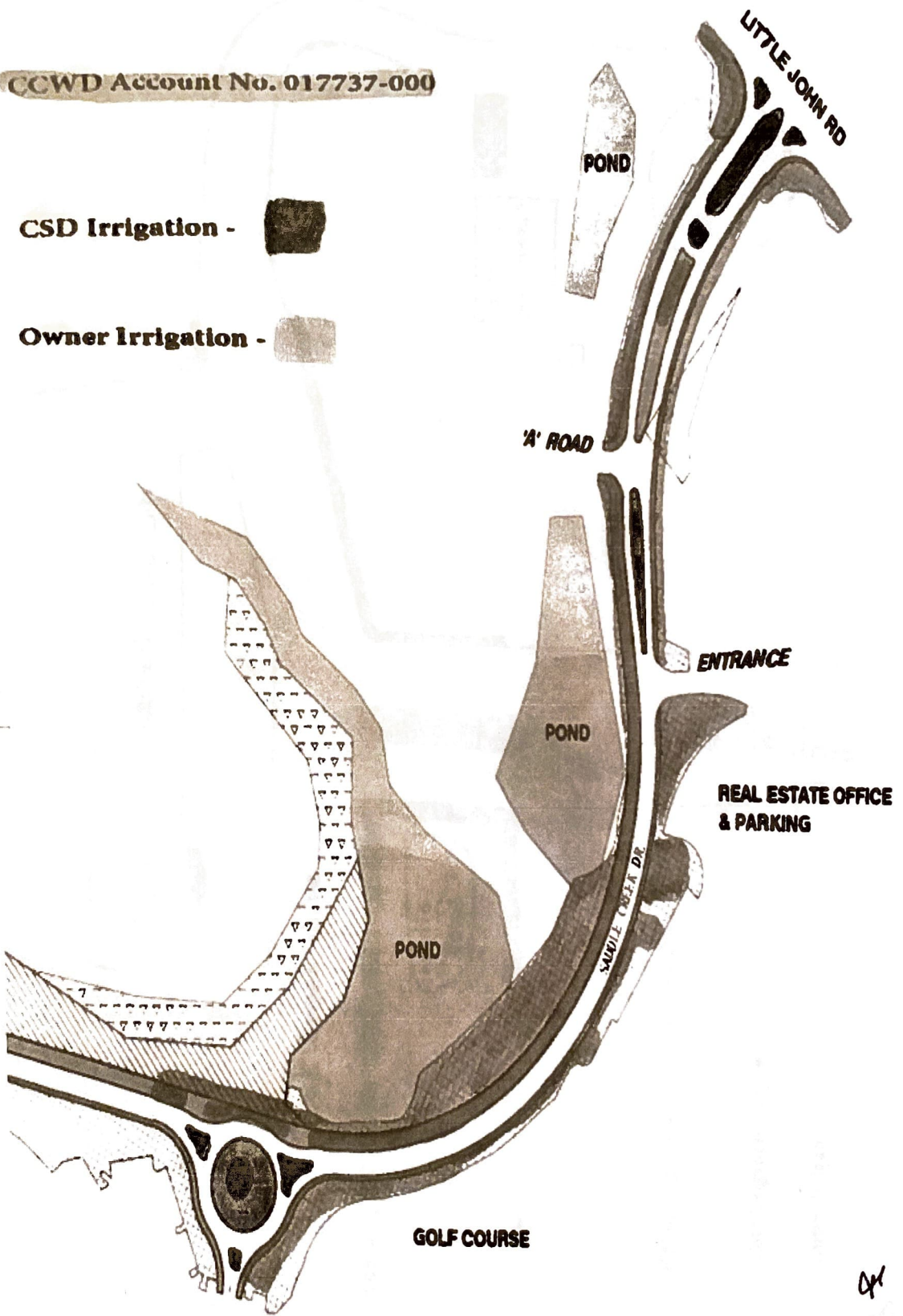
EXHIBIT A

CCWD Account No. 017737-000

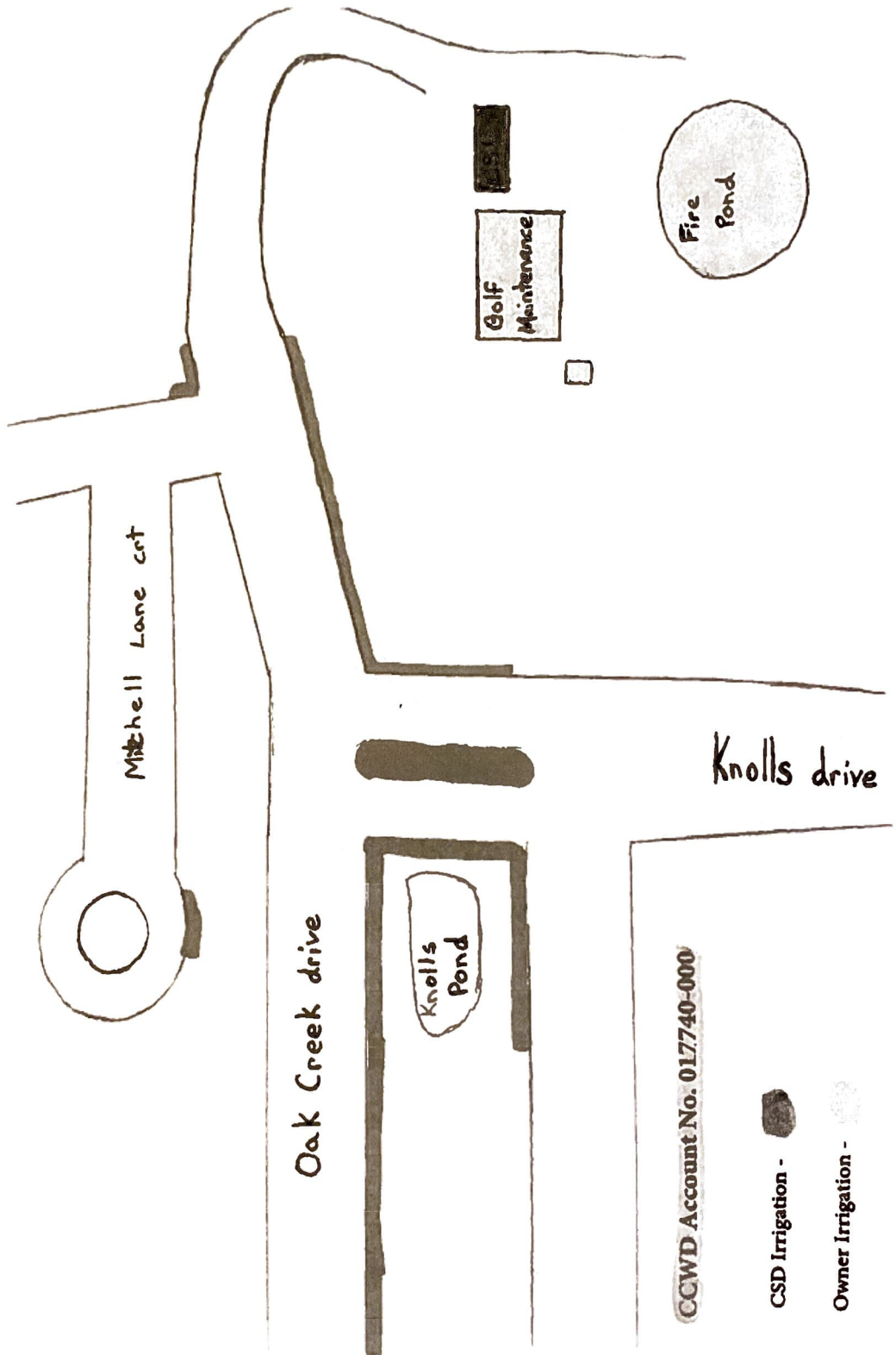
CSD Irrigation -



Owner Irrigation -



dx



CCWD Account No. 017740-000



CSD Irrigation -



Owner Irrigation -

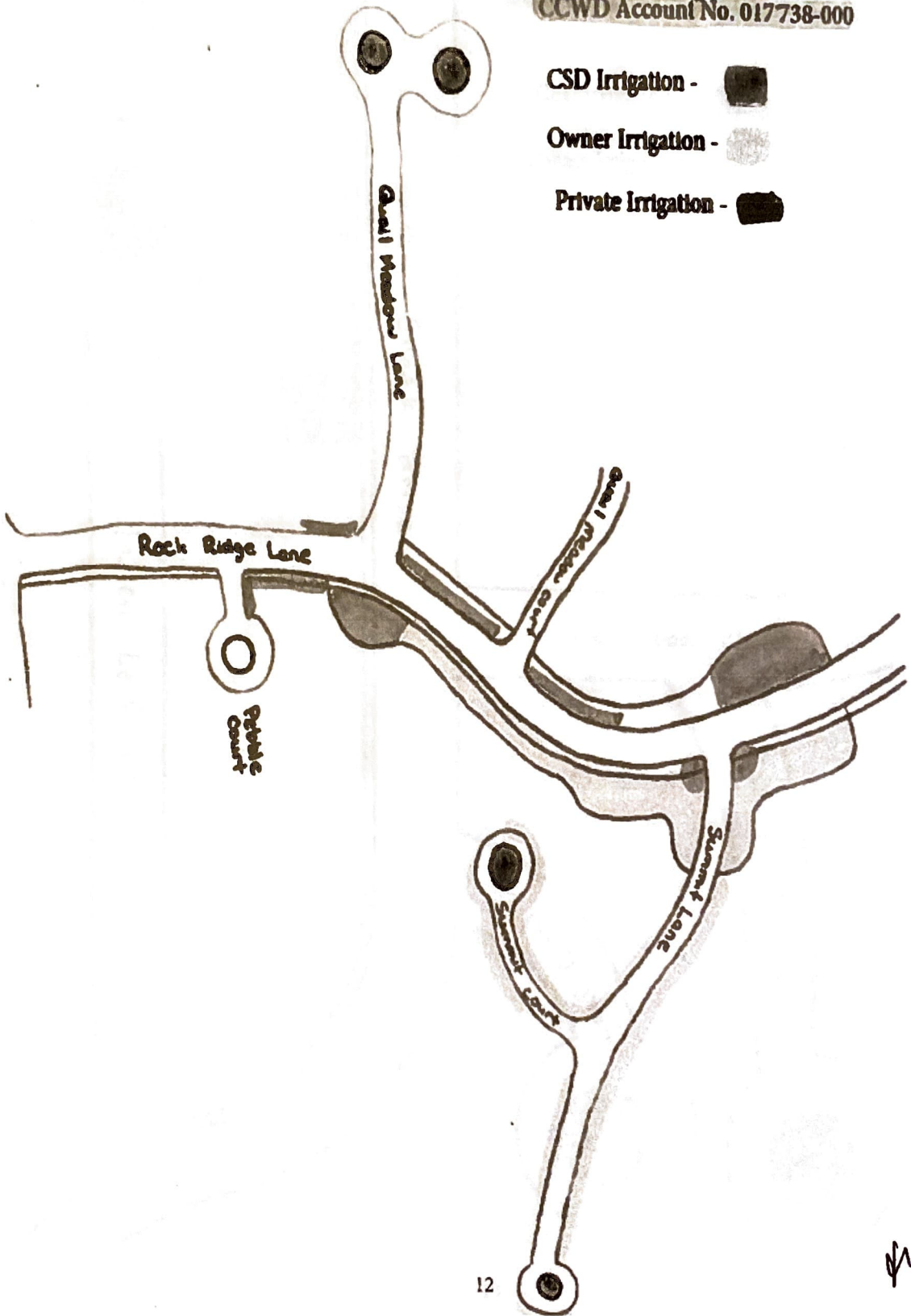
✓

CCWD Account No. 017738-000

CSD Irrigation - 

Owner Irrigation - 

Private Irrigation - 



CCWD Account No. 017747-000

CSD Irrigation -



Owner Irrigation -



Oak Creek drive

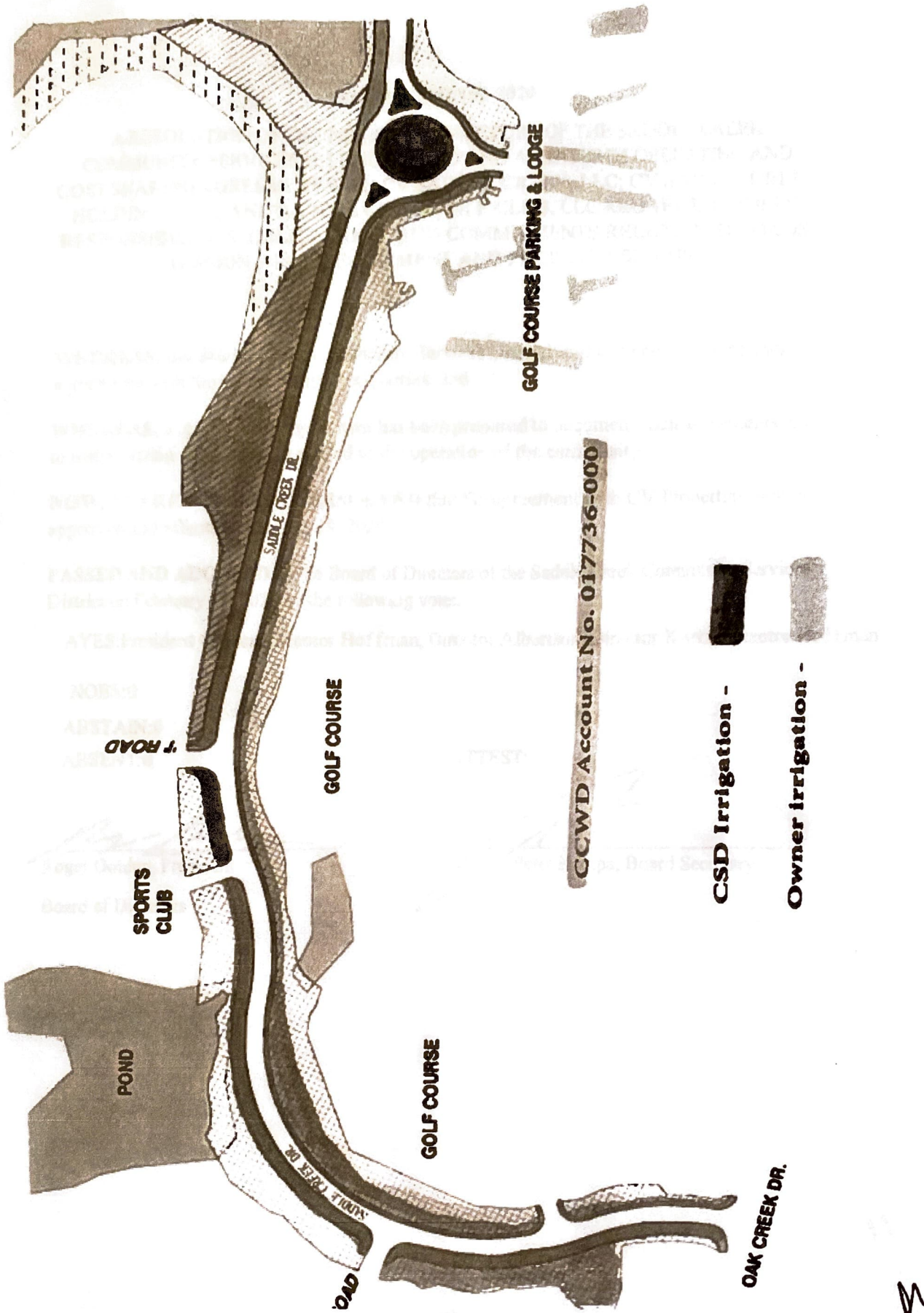
Fallen Leaf Ct

Oak Wood Place

Oak Wood Ct

Leaf Crest Ct.





F ROAD

SPORTS CLUB

POND

SADDLE CREEK DR.

GOLF COURSE

GOLF COURSE

GOLF COURSE PARKING & LODGE

CCWD Account No. 017736-000

CSD Irrigation -

Owner Irrigation -

OAK CREEK DR.

*[Handwritten signature]*



**RESOLUTION 02-2020**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SADDLE CREEK COMMUNITY SERVICES DISTRICT APPROVING AN INTERIM OPERATING AND COST SHARING AGREEMENT WITH CV SADDLE CREEK, LLC; CV SADDLE CREEK HOLDINGS, LLC AND SADDLE CREEK GOLF CLUB, LLC REGARDING ROLES, RESPONSIBILITIES, OBLIGATIONS, AND COMMITMENTS RELATED TO ROADS, COMMON AREAS, EQUIPMENT AND PROPERTY SHARING**

**WHEREAS**, the Saddle Creek Community Services District wishes to document certain agreements with the Copper Valley properties; and

**WHEREAS**, a draft interim agreement has been prepared to document such agreements and to make certain commitments related to the operation of the community.

**NOW, THEREFORE, BE IT RESOLVED** that the agreement with CV Properties et al is approved and effective February 18, 2020.

**PASSED AND ADOPTED** by the Board of Directors of the Saddle Creek Community Services District on February 18, 2020 by the following vote:

**AYES:** President Golden, Director Hoffman, Director Albertson, Director Kurtz, Director Hoffman

**NOES:** 0

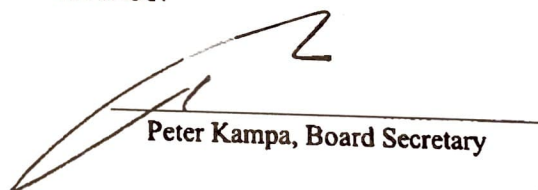
**ABSTAIN:** 0

**ABSENT:** 0

**ATTEST:**

  
Roger Golden, President

Board of Directors

  
Peter Kampa, Board Secretary



**TO:** CVCS Board of Directors

**FROM:** Peter Kampa, General Manager

**DATE:** November 16, 2021

**SUBJECT:** Item 7d) Consideration of Board support by resolution for the sales tax increase proposed to fund the Fire Department

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**RECOMMENDED ACTION**

Staff recommends board discussion and direction on the matter.

**BACKGROUND**

Director Scott Baker has recommended that the board take a position on the sales tax measure petition currently being circulated for signatures, in support of fire services. Since this is not a formal tax measure at this time, and the district is not the sponsor of any measure at this time it is appropriate for the board to take a position on such an issue.