



## COPPER VALLEY COMMUNITY SERVICES DISTRICT

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

## DIRECTORS

Darlene DeBaldo, President  
Roger Golden, Vice President  
Ken Albertson  
Larry Hoffman  
Don Kurtz

## BOARD OF DIRECTORS REGULAR MEETING MINUTES

November 19, 2019

### Copper Valley Lodge

1001 Saddle Creek Drive, Copperopolis, CA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. CHANGES TO ORDER OF AGENDA

5. PUBLIC COMMENT
6. CONSENT CALENDAR

- a) Review of monthly financial report, approval of bills and claims for the month of September 2019.
- b) Approval of the minutes from the Regular Board Meeting held August 20, 2019 & September 2019.  
Vice President Golden makes a motion to approve the Consent Calendar, with the change of approving the September 17, 2019 and October 15, 2019 meeting minutes, Director Albertson seconds. Motion passes unanimously.

## 7. DISCUSSION AND ACTION ITEMS

- a) Consideration of a request for acceptance of Quail Meadow Lane, a private road, into the District maintained road system. (Public Item Request Submitted by Julie Stine) Kampa outlined the process for evaluation and dedication/acceptance of the road to the CSD, which includes legal and engineering evaluation of the road, paid by Bunglow association. The District is under no obligation to accept the road. Board directed further evaluation of the matter, GM to reach out to other road providers to see if others have experienced same. No specific action. No action taken
- b) Review status of round-a-bout at Little John and Copper Cove –(Kurtz) Director Kurtz informed the Board that a CEQA notice is coming out soon as per Calaveras County.
- c) Review status and direction regarding the update of Management Objectives for 2020/2021 President DeBaldo appointed Director Kurtz and Director Albertson to develop a draft Management Objectives for Board consideration in January 2020.
- d) Update on where and when the new law changing GM status from Contractor to Employee goes into effect (Albertson) Item will be placed on December agenda
- e) Consideration of the terms and conditions of a memorandum of understanding with CV Saddle Creek, LLC, CV Saddle Creek Holdings, LLC and Saddle Creek Golf Club, LLC regarding provisions relating to the operations, duties, costs, equipment usage, utilities, water, storm water management, wetland management and permitting, wildlife habitat, road and common area maintenance

## 8. STAFF AND DIRECTOR REPORTS

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

## 9. CLOSED SESSION Regular Session adjourned at 3:45 pm Closed session began at 3:50pm Conference with Real Property Negotiator - California Government Code Section 54956.8

The Board will receive public comment on this agenda item, then convene into closed session to confer with its appointed negotiator, General Manager Peter J. Kampa to discuss price, terms and conditions of a potential real property transaction related to equipment ownership and use for joint benefit, sharing of utility costs, and the appropriate distribution of other operating costs between the District and CV Saddle Creek, LLC, CV Saddle Creek Holdings, LLC and Saddle Creek Golf Club, LLC

Closed session adjourned and reopened the regular meeting at 4:21pm. President DeBaldo' reported that no action was taken in closed session.

## 10. ADJOURNMENT The regular meeting was adjourned at 4:21PM