Cameron Estates Community Services District Minutes

Regular Meeting: Thursday, September 17, 2026 7:00 p.m.
Light of the Hills Lutheran Church, 3100 Rodeo Road, Cameron Park
Multi-Purpose Room

1. **Call to Order/Roll Call:** Director Richard Thomson, Director Peter Reese, Director Thomas Panages, Director Will Carter, Director Charles King.
   President Thomson called the meeting to order at 7:05 pm. Board Secretary, Joy Reggiardo, conducted roll call. Director Richard Thomson, Director Thomas Panages, Director Will Carter, and Director Charles King were in attendance. Director Peter Reese was absent.

2. **Approval of Agenda**
   Board Discussion
   Director King motioned to approve the Agenda. Director Carter seconded. All Directors voted aye (4).

3. **Consent Calendar** (all items on the Consent Calendar are to be approved by one motion unless a Board Member requests separate action on a specific item).
   a) **Approval of Minutes:** Regular meeting July 16, 2026
      - ***Attachments****: Minutes – July 16, 2026*
   b) **Financial Reports:** Accepted from El Dorado County for June 30, June 30 YE, July 31, August 31, 2026
      - ***Attachments:*** *Revenue and Expenditure Report; General Ledger, June 30, June 30 YE, July 31, August 31, 2026*
   c) **Approval of Bills:** Vouchers: July 16, 29, 29-2, 30, August 31, September 1, 2026
      - ***Attachments****: Vouchers: July 16, 29, 29-2, 30, August 31, September 1, 2026*
   d) **El Dorado County Auditor Office 2026-2027 Direct Charges**
      - ***Attachments:*** *2026/2027 Direct Charges for tax code 54427 received, accepted and processed.*
   e) **El Dorado County Auditor Office 2026/2027 Estimate of Current Year Property Tax Revenue**
      - ***Attachments:*** *2026/2027 Estimate of Current Year Roll Property Tax Revenue for CECSD*

   Board Discussion/Public Comment/Board Action
   Director Thomson motioned to approve the consent calendar. Director King seconded. All Directors voted aye.

4. **Annual Report Accounting for Special Taxes 2025-2026**
   The General Manager will submit to the Board the Annual Report Accounting for Special Taxes 2025-2026.
      - ***Attachment****: 2025-2026 Annual Report*

   Board Discussion/Public Comment/Board Action
   Director Thomson motioned to approve the 2025-2026 Annual Report Accounting for Special Taxes. Director Carter seconded. All Directors voted aye.

5. **Adjustment of the 2026-2027 Final Budget**
   The Board will consider the General Manager's recommendation to adjust and amend the 2026-2027 Final Budget to reflect the figures shown on the Year-End June 30, 2026 El Dorado County Financial Reports.

- ***Attachment**: Adjusted Final 2026-2027 Budget*

Board Discussion/Public Comment/Board Action

Director Carter motioned to approve the Adjusted Final 2026-2027 Budget. Director King seconded. All Directors voted aye.

6. **New Legal Counsel**

The Board will discuss retaining new legal counsel.

- ***Attachment**: None*

Board Discussion/Public Comment/Board Action

The Board discussed a new attorney, Gary Bell, at Colantuono Highsmith Whatley, PC. He was highly recommended by David McMurchie, our outgoing legal counsel. They are a local firm and they specialize in public law and understand the needs of Special Districts. Director Thomson motioned to hire Gary Bell as our new attorney. Director Carter seconded. All Directors voted aye.

7. **CECSD Road Work**

The Board will discuss road work projects and report on the work done since the July meeting.

- ***Attachment**: None*

Board Discussion/Public Comment/Board Action

Director Panages spoke about the new road Project that includes repaving part of the Flying C Rd at Gate #3, an overlay at Trails End, and reinforcing a culvert on Highcrest. The low bidder was Sierra Asphalt for $50,295.

Director Panages discussed adding the other half of Flying C Rd. to our existing 2026 Roadwork Project. Director Panages motioned to approve a change order for Sierra Asphalt for up to $15,000 to pave the other half of Flying C at Gate #3. Director Thomson seconded. All voted aye.

Director King discussed the need to clean out the culverts in the District with the El Nino weather year. Director Thomson motioned to approve of the culvert cleanout project up to $25,000. Director King seconded. All Directors voted aye.

8. **Open Public Forum**

The Public has the opportunity to comment or voice an opinion on subject matter relevant to CECSD Business that is not already on the Agenda as an Agenda item. Please know that the Board wishes to hear from the public on matters relevant to District business and authority. However, this cannot be a discussion between the public and the Board. If you have a question or comment, please address the Board President.

A resident noticed a lot of Cal Fire Trucks going through the Deer Creek EID gate. He wondered what the fire crew was doing. The Board guessed that the crew was clearing for an EID pipeline, but hoped the resident would ask a firefighter and let us know.

There was some discussion about the utility easements, and the General Manager stated that EID had read on the Cameron Estate plat maps that the utility easement was 25' from the edge of the road, not the midline of the road like we thought. EID had hired surveyors and had attorneys verify that information. Our new attorney will need to verify the easement issue in the future.

9. **Director and Staff Reports**

Directors and staff may make brief announcements or reports for the purpose of providing information to the public or staff, or to schedule a matter for a future meeting. The Board cannot take action on any item not on the agenda.

a. **Directors Reports**

Director King discussed the need for road stripping. Director King also mentioned the recent mailbox lefts and that thieves are coming in at the pedestrian gates at the Strolling Hills gate on ebikes. He discussed locking the pedestrian gate during the night. The General Manager asked if he would research if the existing DoorKing system would be able to add more software to allow for a locked gate with automation for the closure at night.

b. **General Manager's Report**

The General Manager spoke to the Mozingo Project Manager about a request for a culvert bid on Strolling Hills. They are aware of the request, but haven't gotten back to us with an estimate. The General Manager discussed the biennial audit being done by Vaughn Johnson, our CPA. Many documents were emailed, and the physical Agendas and receipts were given to the accountant. Unfortunately, our accountant was lost for about a 1/2 hour driving in circles because of the detour sign by Mozingo. A resident also complained about only one detour sign, and no additional signage. The General Manager contacted the Project Manager at Mozingo, and asked for better signage so that guests would be able to find their way around the construction zone.

Adjournment at 8:33 p.m.

Next Regular Board Meeting November 19, 2026