

Cameron Estates Community Services District Minutes

Regular Meeting: Thursday, July 17, 2025 7:00 p.m.

Light of the Hills Lutheran Church, 3100 Rodeo Road, Cameron Park

Education Building - 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. Board Secretary, Joy Reggiardo, conducted roll call. All Directors were present. The Board Secretary recorded the minutes.
2. **Approval of Agenda**
Board Discussion
Director Carter motioned to approve the Agenda. Director Panages seconded. All Directors voted aye.
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 May 15, 2025
 - *Attachments: Minutes – May 15, 2025*
 - b. **Financial Reports:** Accepted from El Dorado County for May 31, June 30, 2025
 - *Attachments: Revenue and Expenditure Report; General Ledger, May 31, June 30, 2025*
 - c. **Approval of Bills:** Vouchers: May 15, 16, 28, 29, June 12, 16, 27, 28, July 1, 2025
 - *Attachments: Vouchers: May 15, 16, 28, 29, June 12, 16, 27, 28, July, 1, 2025*
 - d. **LAFCO Final Budget for fiscal year 2025-2026**
 - *Attachments: LAFCO Final Budget and Resolution*
 - e. **Payment of Share of Net Operation Expenses for LAFCO: \$274.09**
 - *Attachments: Payment authorization Form 2024-2025*Board Discussion/Public Comment/Board Action
Director Thomson motioned to approve all items on the Consent Calendar. Director Reese seconded. All Directors voted aye.
4. **Public Hearing: Appropriations Limitations Resolution 2025-03**
The Board is holding a public hearing to present the Appropriations Limitations for fiscal year 2025-2026.
 - *Attachment: Public Hearing Notice, Resolution 2025-03*Board Discussion/Public Comment/Board Action
The General Manager and former President Johnson talked about the Appropriation Limit. Back in 1984 or so, the State put a ceiling on a CSD and public entity expense budget. There is a cost index that allows the entity to increase the Appropriation Limitation by that factor. Director Thomson motioned to adopt the Appropriations Limitations Resolution 2025-03. Director Reese seconded. All Directors voted aye.
5. **Public Hearing: CECSO Final Budget for Fiscal Year 2025-2026**
The Board is holding a public hearing to present the Final Budget for 2025-26.
 - *Attachment: Public Hearing Notice, Resolution 2025-04, Final Budget 2025-2026 with 2024-2025 Budget Comparisons & Actuals.*Board Discussion/Public Comment/Board Action
Director Reese motioned to adopt Resolution 2025-04 for the CECSO Final Budget for 2025-2026. Director Thomson seconded. All Directors voted aye.

6. Public Hearing: Special Tax Resolution 2025-05 Collection of Special Taxes (Direct Charges) for Fiscal Year 2025-2026

A public hearing is being held for the purpose of adopting a resolution for the collection of the Special taxes (direct charges) within the District for road improvements, maintenance and other operating expenses of the district, and for El Dorado County to collect these special taxes on the fiscal year 2025-2026 tax roll.

- **Attachment:** *Public Hearing Notice, Authority for Continuing Taxes, Special Tax Resolution 2025-05*

Board Discussion/Public Comment/Board Action

Director Thomson motioned to adopt the Special Tax Resolution 2025-05. Director Reese seconded. All Directors voted aye.

7. Update to Policy & Procedures Handbook Bylaws Article XVII Contracts & Policy 1070- Informal Bidding Procedures

- Public projects of \$75,000 or less may be performed by the employees of a public agency by force account, by negotiated contract, or by purchase order.
- Public projects of \$220,000 or less may be let to contract by informal procedures.
- Public projects of more than \$220,000 are to be let to contract by formal procedures.

- **Attachments:** *Policy & Procedure Article XVII, Policy 1070, Resolution 2025-06*

Board Discussion/Public Comment/Board Action

Director Carter motioned to adopt the Policy & Procedures updated Bylaws Article XVII Contracts and Policy 1070- Informal Bidding Procedures. Director King seconded. All Directors voted aye.

8. Election of CSDA Board of Directors

The Board will discuss and vote for the preferred candidate to help determine the CSDA Sierra Board of Director.

- **Attachment:** *CSDA Election Package*

Board Discussion/Public Comment/Board Action

Director Thomson motioned to elect Steve Palmer as the CSDA Sierra Board of Director. Director King seconded. All Directors voted aye.

9. Election of SDRMA Board of Directors

The Board will discuss and vote for the four preferred candidates to help determine the SDRMA Board of Directors.

- **Attachment:** *SDRMA Letter & Election Package*

Board Discussion/Public Comment/Board Action

Director Thomson motioned to elect Steven Ruettgers, Tom Wright, Mike Scheafer, and Robert Housley for the 4 open seats as SDRMA Board of Director. Director Carter seconded. All Directors voted aye.

10. CECSD Road Work

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

- **Attachment:** *None*

Board Discussion/Public Comment/Board Action

The General Manager handed out a flyer with all the expenses since the last meeting: Wilson's finished the crack fill on Cameron Road, and the handyman did pothole repairs. The Road Chair said we just approved the low bidder on the FEMA repairs. The General Manager found an

error in the itemized bid, and the contractor is correcting the error. It will still be the lowest bidder. Director Panages spoke about pot hole repairs, and the need to get repairs on Flying C Ct.

11. 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.

No Public Comment

12. 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 Panages said that Lariat Loop is degrading, and will need to be repaved. Director King has concerns about the wood left after P.G. & E. cut down trees. The updated lighting at the Strolling Hills gate is very bright, there are wires hanging down and the lights look askew. The General Manager said that Carnahan Electric followed the direction of MSC Integration and the camera technicians. The General Manager said she would call Carnahan to repair the gate lighting if there is a solution. The Directors are concerned about residents putting tape on the pillars for signage Director Panages said the walk-in gate has lost the latch and that it needs to be welded. The General Manager will make a note for the handyman to weld the latch.

- b. **General Manager's Report**

The General Manager praised Director Reese for all the help in changing out AT&T Wi-Fi to Starlink. MSC Integration will need to upgrade the mother board at the mini storage gate so that the DoorKing equipment for VOIP can work. DoorKing has provided two free pieces of equipment, but we will need to pay for the mother board and equipment at the mini storage gate since it has never been updated.

Adjournment

Next Regular Board Meeting September 18, 2025