

# Cameron Estates Community Services District AGENDA

Regular Meeting: Thursday, January 16, 2025 7:00 p.m.

Light of the Hills Lutheran Church, 3100 Rodeo Road, Cameron Park  
Education Building - Multi-Purpose Room

**Public Comment:** Members of the public are appreciated for taking the time to attend this meeting, and anyone wishing to comment about items not on the Agenda may do so during the Open Public Forum period; however the Board cannot act on any comment or item unless it was noticed on the agenda. Those wishing to comment about items on the Agenda may do so when that item is heard and when the Board President calls for public comment. Public comments are limited to three minutes per person and 20 minutes per item.

1. **Call to Order/Roll Call:** Director Richard Thomson, Director Peter Reese, Director Thomas Panages, Director Will Carter, Director Charles King.
2. **Approval of Agenda**  
Board Discussion/Public Comment/Board Action
3. **Election of Officers**  
The Board of Directors of Cameron Estates CSD is required to elect a President and Vice President for the upcoming 2025 year.
  - ***Attachments:*** *CECSD Policy and Procedure Number 4040: Duties of Board President, CECSD Policy and Procedure Number 4050: Duties of Members of the Board, CSDA Info, What is a Special District.*Board Discussion/Public Comment/Board Action
4. **Native Lane Parcel Split and Easement Agreement**  
David McMurchie of McMurchie Law will present the Native Lane Split and Easement Agreement, and recommend action. The Board will review and discuss the Native Split and Easement Agreement.
  - ***Attachment:*** *CECSD Conditions of Approval Native Lane Parcel Map Application, CECSD Access and Public Services Easement Agreement*Board Discussion/Public Comment/Board Action
5. **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 November 21, 2024
    - ***Attachments:*** *Minutes – November 21, 2024*
  - b. **Financial Reports:** Accepted from El Dorado County for November 30, December 31, 2024
    - ***Attachments:*** *Revenue and Expenditure Report; General Ledger, November 30, December 31, 2024*
  - c. **Approval of Bills:** *Vouchers: November 21, 27, 29, December 19, 2024, January 3, 6, 2025*
    - ***Attachments:*** *Vouchers: November 21, 27, 29, December 19, 2024, January 3, 6, 2025*
  - d. **LAFCO Notification of Nominations – 2025 Election of Special District Representatives to El Dorado LAFCO**
    - ***Attachments:*** *LAFCO 2025 Memo dated 1/10/25*Board Discussion/Public Comment/Board Action

**6. Appointment of Standing Committees**

Per CECSO Policy and Procedure 4060.1 - 4060.3, the Board President shall appoint CECSO Directors for the standing committee members for 2025, and per Policy and Procedure 4040.4.3, the Board will ratify the appointments.

- *Attachments: CECSO Policy and Procedure Number 4060: Committees of the Board of Directors.*

- a. **Road Committee Chair:** A chair and committee member shall be appointed by the Board President to the Road Committee. The Road Committee will determine the condition of district roadways for 2025.

Board Discussion/Public Comment/Board Action

- b. **Budget Committee:** A chair and committee member shall be appointed by the Board President for the Budget Committee. The Budget Committee is responsible for the creation of the CECSO budget for the 2025– 2026 fiscal year.

Board Discussion/Public Comment/Board Action

**7. Schedule of Board Meetings for 2025**

The Board of Directors shall authorize the Board meeting schedule for the 2025 year.

- *Attachment: 2025 Board of Directors Meeting Schedule*

Board Discussion/Public Comment/Board Action

**8. Approval of General Manager Services for 2025**

The Board of Directors of Cameron Estates CSD must authorize the continuation of the position and duties of the General Manager/Secretary for the 2025 year.

- *Attachment: None*

Board Discussion/Public Comment/Board Action

**9. Resolution 2025-01 In Appreciation of Dedicated Service by CECSO Director Angela Johnson**

The Board will recognize the 17 years of service by Director Angela Johnson as she has retired from the CECSO Board of Directors effective December 6, 2024.

- *Attachment: Resolution 2025-01*

Board Discussion/Public Comment/Board Action

**10. CECSO Road Work**

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

- *Attachment: None*

Board Discussion/Public Comment/Board Action

**11. CECSO Annual Financial Report Audit for The Years Ended June 30, 2024 and 2023**

The Board will review and accept the audit report for year-end 2024 and 2023

- *Attachment: CECSO June 30, 2024 and 2023 Audit Report*

Board Discussion/Public Comment/Board Action

**12. Open Public Forum**

The Public has the opportunity to comment or voice an opinion on subject matter relevant to CECSO 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.

**13. 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**
- b. General Manager's Report**

**Adjournment**

**Next Regular Board Meeting March 20, 2025**

**NOTE: For copies of support documentation to the agenda contact CECSD office at 677-5889/cecsd@att.net. Costs are \$.10 per copy. You can also access the agenda item documents at the CECSD website: cameronstates.net. Americans with Disabilities Act: if you need a disability related modification or accommodation to participate in this meeting, please contact Joy Reggiardo at the above contact numbers. Requests must be made as early as possible, and at least one full business day before the start of the meeting. In accordance with The Brown Act Section 54954.2(a) this agenda was posted 72 hours prior to the meeting.**