



COPPER VALLEY COMMUNITY SERVICES DISTRICT

Physical-1000 Saddle Creek Drive
Copperopolis, CA 95228
Mailing-PO Box 5158, Sonora CA 95370
(209) 785-0100 – coppervalleycsd.org

DIRECTORS

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

BOARD OF DIRECTORS REGULAR MEETING AGENDA

April 26, 2022, 2:00 PM

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 (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 March 2022.
- b) Approval of the minutes from the Regular Board Meeting held March 15, 2022.

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) Consideration of a request from the Saddle Creek 2 Association for certain reimbursements and improvements to be completed by the District
- b) Consideration of Additional Security Enhancements at the District Yard
- c) Establish Future Regular Board Meeting Date Changes
 - May 24th
 - June 28th

8. STAFF AND DIRECTOR REPORTS

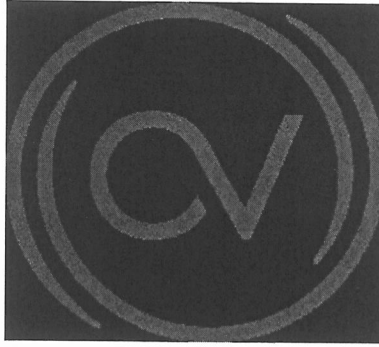
Brief reports may be provided by District staff and/or Board members as information on matters of general interest. No action will be taken by the Board during Reports, however items discussed may be recommended for discussion and action on a future agenda.

- 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 District 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

March 31, 2022

**Copper Valley Community Services District
Treasurer's Report
March 2022**

Statement of Cash Flows

For the 9 Month Ending March 31, 2022

	Umpqua Bank Checking	Calaveras Co Fund 2188	LAIF	YTD Total
Net Income	(16,553)	(66,731)	211	(83,073)
OPERATING ACTIVITIES				
Adjustments to reconcile Net Income to Net Cash used in Operations:				
1200 Accounts Receivable	(3,254)			(3,254)
2000 Accounts Payable	8,153			8,153
2050 Umpqua CSDA Visa	11,159			11,159
2100 Payroll Taxes Payable	2,377			2,377
2150 Accrued Payroll	19,396			19,396
2200 Sales Tax Payable	-			
Net cash used in operating activities	21,278	(66,731)	211	(45,242)
Net cash decrease for period	21,278	(66,731)	211	(45,242)
Cash at beginning of period (7/1/2021)	1,181,867	66,916	105,439	1,354,221
Cash at end of period	1,203,146	185	105,650	1,308,981

**Copper Valley Community Services District
Treasurer's Report
March 2022**

Cash Flow Projection

FY 2021-22					FY 22-23				
Mar-2022	Apr-2022	May-2022	Jun-2022	Jul-2022	Aug-2022	Sep-2022	Oct-2022	Nov-2022	

REGULAR CHECKING

Beginning Checking Account Balance	\$	1,269,875	\$	1,203,146	\$	1,130,136	\$	1,505,104	\$	1,433,953	\$	1,362,801	\$	1,359,720	\$	1,288,569	\$	1,217,417
Deposits																		
Assessments	\$	-	\$	-	\$	544,560	\$	-	\$	-	\$	68,070	\$	-	\$	-	\$	-
Other Income	\$	2,700																
Road Improvement Loan	\$	-																
Fraud Refund	\$	5,400																
Disbursements																		
Paychecks	\$	27,931	\$	27,000	\$	27,000	\$	27,000	\$	27,000	\$	27,000	\$	27,000	\$	27,000	\$	27,000
Payroll Taxes	\$	10,604	\$	10,000	\$	10,000	\$	10,000	\$	10,000	\$	10,000	\$	10,000	\$	10,000	\$	10,000
Checks Written																		
Other Operating & Admin Costs	\$	19,616	\$	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	\$	-																
Projects Costs																		
Series A (2018 project refinance)	\$	-	\$	-	\$	40,861	\$	-										\$ 40,861
Series B (Phase 2 Road Imprpv.)	\$	-	\$	-	\$	57,580	\$	-										\$ 57,580
Valley Entry System	\$	1,610	\$	325														
Larry Bain	\$	-	\$	-														
Turf Star	\$	482	\$	439														
Willdan	\$	-	\$	-														
NBS	\$	-	\$	1,094														
SDFA (Road Construction Loan)	\$	-	\$	-														
Human Resource Practioners	\$	-	\$	-														
Credit Card Payments	\$	12,652	\$	17,000	\$	17,000	\$	17,000	\$	17,000	\$	17,000	\$	17,000	\$	17,000	\$	17,000
ACS Debits - (Utilities, Lease Pymts,P/R processing)	\$	882	\$	2,100	\$	2,100	\$	2,100	\$	2,100	\$	2,100	\$	2,100	\$	2,100	\$	2,100
Total Disbursements	\$	74,829	\$	73,009	\$	169,592	\$	71,151	\$	71,151	\$	71,151	\$	71,151	\$	71,151	\$	169,592
Ending Checking Account Balance	\$	1,203,146	\$	1,130,136	\$	1,505,104	\$	1,433,953	\$	1,362,801	\$	1,359,720	\$	1,288,569	\$	1,217,417	\$	1,047,825
check	\$	(0)																
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 March 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 Umpqua Bank Checking	1,203,146
1020 Cash - Fund 2188	185
1040 Local Agency Investment Fund (LAIF)	105,650
Total Bank Accounts	\$1,308,981
Total Current Assets	\$1,308,981
Fixed Assets	
1500 Capital Assets	
1501 Equipment	397,708
1503 Roads	2,360,462
1504 Easements	10,344,000
1505 Buildings	79,000
Total 1500 Capital Assets	13,181,170
1550 Construction in Progress	39,718
1600 Accumulated Depreciation	
1601 Equipment	-265,516
1603 Roads	-782,098
1605 Buildings	-22,120
Total 1600 Accumulated Depreciation	-1,069,734
Total Fixed Assets	\$12,151,155
Other Assets	
Receivable Other	3,254
Total Other Assets	\$3,254
TOTAL ASSETS	\$13,463,389

Copper Valley Community Services District

Balance Sheet
As of March 31, 2022

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	8,153
Total Accounts Payable	\$8,153
Credit Cards	
2050 Umpqua CSDA Visa	11,159
Total Credit Cards	\$11,159
Other Current Liabilities	
2100 Payroll Taxes Payable	2,377
2150 Accrued Payroll	19,396
2200 Sales Tax Payable	0
Total Other Current Liabilities	\$21,773
Total Current Liabilities	\$41,086
Long-Term Liabilities	
2500 Lease Payable - John Deere	42,417
2600 Series 2018 Installment Sale	700,000
Total Long-Term Liabilities	\$742,417
Total Liabilities	\$783,503
Equity	
3800 Developer Capital Contributions	12,198,796
3900 Fund Balance	564,164
Net Income	-83,073
Total Equity	\$12,679,886
TOTAL LIABILITIES AND EQUITY	\$13,463,389

COPPER VALLEY COMMUNITY SERVICES DISTRICT
 FY 2021-22 MONTHLY BUDGET REPORT ANALYSIS
 March 2022

	ACTUALS			BUDGET		
	Last Year July - March	This Year July - March	Variance Inc/ (Decr)	This year's BUDGET	\$ Budget Remaining	% Budget Remaining
EXPENDITURES						
SERVICES AND SUPPLIES						
ADMINISTRATION						
OE01	Audit Expense	\$ -	\$ 8,750	\$ 8,750	\$ 8,900	\$ 150 2%
OE02	Finance Expenses	\$ 490	\$ 540	\$ 50	\$ 700	\$ 160 23%
OE02-1	Parcel Tax Implementation	\$ -	\$ -	\$ -	\$ 6,000	\$ 6,000 100%
OE03	Advertising	\$ 1,389	\$ 2,035	\$ 646	\$ 1,900	\$ (135) -7%
OE04	Legal Expenses	\$ 4,125	\$ 6,386	\$ 2,261	\$ 7,000	\$ 614 9%
OE06	Insurance (Property Loss/Liability)	\$ 374	\$ 45	\$ (328)	\$ 16,200	\$ 16,155 100%
OE07	Miscellaneous/Contingency	\$ 343	\$ 1,989	\$ 1,646	\$ 5,000	\$ 3,011 60%
OE08	Professional Development (Travel/Training)	\$ 5,764	\$ 4,922	\$ (842)	\$ 8,100	\$ 3,178 39%
OE09	Dues, Certifications & Subscriptions	\$ 3,177	\$ 4,470	\$ 1,293	\$ 5,400	\$ 930 17%
OE10	Uniform Expenses	\$ 7,036	\$ 6,884	\$ (152)	\$ 6,000	\$ (884) -15%
OE11	Electric Power/Water/Sewer	\$ 44,450	\$ 69,869	\$ 25,419	\$ 68,300	\$ (1,569) -2%
OE12	Telephone/Internet Service	\$ 4,958	\$ 5,793	\$ 835	\$ 6,900	\$ 1,107 16%
OE14	Office Supplies/Postage	\$ 6,298	\$ 5,318	\$ (981)	\$ 8,800	\$ 3,482 40%
OE14-1	Office Cleaning	\$ 3,915	\$ -	\$ (3,915)	\$ -	\$ - #DIV/0!
OE15	Office Equipment Repair/Replacement	\$ 7,629	\$ 7,942	\$ 313	\$ 10,700	\$ 2,758 26%
OE15-1	Office Equipment Lease	\$ 1,646	\$ 1,833	\$ 186	\$ 2,300	\$ 468 20%
OE26	County Fees/LAFCO	\$ 5,598	\$ 5,134	\$ (464)	\$ 7,400	\$ 2,266 31%
OE29	Accounting Services	\$ 21,074	\$ 22,646	\$ -	\$ 27,000	\$ 4,354 16%
OE30	Reimbursable Maint/Repair Expense	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000 100%
OE31	Office Lease					
OE41	HR Consultant	\$ 2,450	\$ -	\$ (2,450)	\$ 2,500	\$ 2,500 100%
OE42	Quail Creek Engineering		\$ 3,690			
PE03-1	Payroll Taxes - Administration	\$ 10,362	\$ 14,144	\$ 3,782	\$ -	
PE06-1	Employee Wages - Administration	\$ 155,085	\$ 170,261	\$ 15,176	\$ -	
PE03-7	Payroll Taxes - Quail Creek	\$ -	\$ 43	\$ -	\$ -	
PE06-7	Employee Wages - Quail Creek	\$ -	\$ 563	\$ -	\$ -	
	Total Administration	\$ 286,163	\$ 343,257	\$ 57,094	\$ 200,100	\$ 45,544 23%
COMMON AREAS						
OE16	Gate Maintenance & Opener Purchase	\$ 17,426	\$ 9,821	\$ (7,605)	\$ 20,000	\$ 10,179 51%
OE16-1	Gate System Improvements (RFID,etc)	\$ 13,978	\$ -	\$ (13,978)	\$ 2,000	\$ 2,000 100%
OE17	Streets/Sidewalks/Lighting Maint & Repair	\$ 21,251	\$ 9,158	\$ (12,093)	\$ 29,800	\$ 20,642 69%
OE17-2	Storm Drains	\$ -	\$ -	\$ -		
PE03-5	Payroll Taxes - Streets	\$ 352	\$ -	\$ (352)		
PE06 -5	Employee Wages - Streets	\$ 4,392	\$ -	\$ (4,392)		
OE18-1	Landscape Supplies & Repairs	\$ 33,748	\$ 29,824	\$ (3,924)	\$ 43,000	\$ 13,176 31%
OE18-2	CCWD Water		\$ 883			
OE18-3	Landscape Equipment Gas & Oil	\$ 6,382	\$ 4,932	\$ (1,449)	\$ 9,500	\$ 4,568 48%
OE18-4	Landscape Equipment Repair/Replacement	\$ 21,585	\$ 30,282	\$ 8,697	\$ 29,800	\$ (482) -2%
PE03-2	Payroll Taxes - Common Areas	\$ 12,582	\$ 11,566	\$ (1,015)		
PE06 -2	Employee Wages - Common Areas	\$ 156,395	\$ 144,643	\$ (11,752)	\$ -	
	Total Common Areas	\$ 288,091	\$ 241,109	\$ (46,982)	\$ 134,100	\$ 50,083 37%

COPPER VALLEY COMMUNITY SERVICES DISTRICT
 FY 2021-22 MONTHLY BUDGET REPORT ANALYSIS
 March 2022

		ACTUALS			BUDGET		
		Last Year July - March	This Year July - March	Variance Inc/(Decr)	This year's BUDGET	\$ Budget Remaining	% Budget Remaining
EXPENDITURES							
MOSQUITO ABATEMENT				\$ -			
OE22-1	Mosquito Control Products	\$ 12,039	\$ 11,497	\$ (543)	\$ 20,000	\$ 8,503	43%
OE22-2	Mosquito Abatement Monitoring & Testing	\$ 3,377	\$ 3,628	\$ 250	\$ 4,300	\$ 672	16%
OE22-3	Mosquito Abatement Vehicles Gas & Oil	\$ 9,124	\$ 8,087	\$ (1,037)	\$ 15,000	\$ 6,913	46%
OE22-4	Mosquito Abatement Equipment Maintenance	\$ 10,035	\$ 11,417	\$ 1,382	\$ 14,000	\$ 2,583	18%
PE03-4	Payroll Taxes - Mosquito Abatement	\$ 377	\$ 419	\$ 42			
PE06-4	Employee Wages - Mosquito Abatement	\$ 4,933	\$ 5,477	\$ 545			
PE03-6	Payroll Taxes - Wetlands	\$ 70	\$ 16	\$ (54)			
PE06-6	Employee Wages - Wetlands	\$ 918	\$ 169	\$ (749)			
	Total Mosquito Abatement	\$ 40,874	\$ 40,710	\$ (164)	\$ 53,300	\$ 18,672	35%
	<i>Less: Distributed Payroll to Service Areas</i>	\$ (345,466)	\$ (347,301)	\$ (1,835)			
	TOTAL SERVICES & SUPPLIES	\$ 269,662	\$ 277,774	\$ 8,113	\$ 387,500	\$ 114,299	29%
PERSONNEL COSTS				\$ -		\$ -	
PE01	Worker Compensation Insurance	\$ 13,658	\$ -	\$ (13,658)	\$ 12,800	\$ 12,800	100%
PE02	Health Insurance	\$ 48,882	\$ 45,359	\$ (3,523)	\$ 86,700	\$ 41,341	48%
PE03	Payroll Taxes	\$ 24,500	\$ 27,635	\$ 3,135	\$ 37,100	\$ 9,465	26%
PE04	Processing Fees	\$ 1,538	\$ 1,335	\$ (203)	\$ 2,200	\$ 865	39%
PE05	Directors Stipend	\$ 5,900	\$ 6,800	\$ 900	\$ 6,000	\$ (800)	-13%
PE06	Employee Wages	\$ 337,859	\$ 340,292	\$ 2,432	\$ 463,600	\$ 123,308	27%
	TOTAL PERSONNEL COSTS	\$ 432,337	\$ 421,421	\$ (10,916)	\$ 608,400	\$ 186,979	31%
EQUIPMENT OUTLAY							
CO04	Cart Replacement	\$ -	\$ 21,614	\$ 21,614	\$ 5,000		
CO04	Heavy Duty Truck	\$ 40,698	\$ -	\$ (40,698)	\$ -		
CO04	Trailer/Spray Rig/Tractor	\$ -	\$ 5,621	\$ 5,621	\$ 6,100	\$ 479	8%
CO10	Depreciation	\$ -	\$ -	\$ -			
	TOTAL EQUIPMENT OUTLAY	\$ 40,698	\$ 27,234	\$ (13,464)	\$ 11,100	\$ 479	4%
CAPITAL OUTLAY/STUDIES/ASSESEMENTS				\$ -			
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	\$ 1,029,620	\$ 1,670	\$ (1,027,950)	\$ -	\$ (1,670)	#DIV/0!
OE51-6	CM Services (Willdan)	\$ 32,928	\$ -	\$ (32,928)	\$ -	\$ -	#DIV/0!
OE51-7	Drainage Basin Repairs	\$ 15,780	\$ -	\$ (15,780)	\$ -	\$ -	#DIV/0!
OE51-8	Road Development Standards	\$ 9,819	\$ 686	\$ (9,133)	\$ -	\$ (686)	#DIV/0!
OE54-1	Office Building Paint	\$ 10,437	\$ -	\$ (10,437)	\$ -	\$ -	#DIV/0!
OE54-2	Office Building Siding and Trim	\$ 171	\$ 9,142	\$ 8,971	\$ -	\$ (9,142)	#DIV/0!
OE54-3	Office Building Renovation	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
OE54-4	Security	\$ 4,325	\$ -	\$ (4,325)	\$ -	\$ -	#DIV/0!
TBD	Sidewalk Replacement	\$ -	\$ -	\$ -	\$ 19,875	\$ 19,875	100%
TBD	Mosquito Abatement Cargo Container	\$ -	\$ -	\$ -	\$ 9,800	\$ 9,800	100%

COPPER VALLEY COMMUNITY SERVICES DISTRICT
 FY 2021-22 MONTHLY BUDGET REPORT ANALYSIS
 March 2022

	ACTUALS			BUDGET		
	Last Year July - March	This Year July - March	Variance Inc/ (Decr)	This year's BUDGET	\$ Budget Remaining	% Budget Remaining
EXPENDITURES						
TOTAL STUDIES & ASSESSMENTS	\$ 1,103,080	\$ 11,499	\$ (1,091,582)	\$ 29,675	\$ (11,499)	-39%
DEBT SERVICE			\$ -			
OE20 John Deere Financing	\$ 12,021	\$ -	\$ (12,021)	\$ -	\$ -	#DIV/0!
OE21 John Deere Financing	\$ 9,462	\$ 9,462		\$ 12,616		
OE20-01 Interest Expense	\$ -					
OE20-3 Series 2018 Installment Sale	\$ -	\$ -				
OE20-4 Phase 1 Road Improvements	\$ 41,061	\$ 41,066		\$ 81,722	\$ 40,656	50%
OE20-5 Phase 2 Road Improvements	\$ 57,842	\$ 57,850		\$ 115,160	\$ 57,310	50%
TOTAL DEBT SERVICE	\$ 120,387	\$ 108,377	\$ (12,009)	\$ 209,498	\$ 97,966	47%
TOTAL EXPENSES	\$ 1,966,164	\$ 846,306	\$ (1,119,858)	\$ 1,246,173	\$ 388,224	31%

PAYMENTS AND ASSESSMENTS RECEIVED

Assessment Income

Pymt No. 3: (5%) Aug 2020 (FY19)	\$ -	\$ -	\$ -	\$ 68,070	\$ 68,070	
Pymt No. 1: (55%) Feb 2021 (FY20)	\$ 727,410	\$ 741,959	\$ 14,549	\$ 748,770	\$ 6,811	
Pymt No. 2: (40%) May 2021 (FY20)	\$ -	\$ -	\$ -	\$ 544,560	\$ 544,560	
Total Assessment Income	\$ 727,410	\$ 741,959	\$ 14,549	\$ 1,361,400	\$ 619,441	

Reimbursement Income

Total Reimbursement Income			\$ -	\$ -	\$ -	
-----------------------------------	--	--	------	------	------	--

Other Income

IN03 Weed Abatement	\$ 3,050	\$ 9,000				
IN05 Investment Interest	\$ 911	\$ 458		\$ 1,300		
IN30 Exp Reimbursement Income	\$ 3,501	\$ -		\$ 1,000		
IN41 Gate Opener Income	\$ 850	\$ 1,715		\$ 1,200		
IN59 Rebates	\$ 1,688	\$ 2,101		\$ 2,000		
IN70 Quail Creek Deposits	\$ -	\$ 8,000		\$ -		
Total Other Income	\$ 10,000	\$ 21,274	\$ 11,275	\$ 4,300	\$ (16,974)	

TOTAL PAYMENTS & ASSESSMENTS

	\$ 737,410	\$ 763,233	\$ 25,823	\$ 1,371,200	\$ 602,467	
--	------------	------------	-----------	--------------	------------	--

Net Income

	\$ (1,228,754)	\$ (83,073)	\$ 1,145,681	\$ 125,027	\$ 208,100	
--	----------------	-------------	--------------	------------	------------	--

Other Financing Sources & Uses

	\$ -			\$ -		
--	------	--	--	------	--	--

Budget Balance		\$ (83,073)		\$ -		
-----------------------	--	-------------	--	------	--	--

Copper Valley Community Services District

1000 Umpqua Bank Checking, Period Ending 03/31/2022

RECONCILIATION REPORT

Reconciled on: 04/14/2022

Reconciled by: Ever Ventura

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

Summary

	USD
Statement beginning balance.....	1,313,507.67
Checks and payments cleared (49).....	-105,236.88
Deposits and other credits cleared (9).....	8,100.00
Statement ending balance.....	<u>1,216,370.79</u>
Uncleared transactions as of 03/31/2022.....	-13,224.95
Register balance as of 03/31/2022.....	1,203,145.84
Cleared transactions after 03/31/2022.....	0.00
Uncleared transactions after 03/31/2022.....	-27,263.42
Register balance as of 04/14/2022.....	<u>1,175,882.42</u>

Details

Checks and payments cleared (49)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
02/15/2022	Bill Payment	2876	Aaronson, Dickerson etal	-225.00
02/15/2022	Bill Payment	2877	Larry Bain, C.P.A.	-8,750.00
02/15/2022	Bill Payment	2878	CNA Surety	-326.03
02/15/2022	Bill Payment	2879	SDRMA-Health Ins.	-4,742.12
02/15/2022	Bill Payment	2880	USBank Equipment Finance	-202.33
02/15/2022	Bill Payment	2882	The Golf Club at Copper Valley	-3,767.06
02/15/2022	Bill Payment	2881	The Golf Club at Copper Valley	-394.20
02/18/2022	Check	2563	PETER J KAMPA	-2,265.54
02/18/2022	Check	2567	KYLE W CEARLEY	-1,685.00
02/28/2022	Expense		Umpqua Bank Commerical CC	-17,528.90
03/01/2022	Check	dm	John Deere Financial	-1,051.30
03/03/2022	Check	dm	Intuit Full Service Payroll	-143.00
03/04/2022	Check	DD	NICHOLAS B PATRICK	-1,196.34
03/04/2022	Check	DD	Ralph M. McGeorge	-2,249.80
03/04/2022	Check	DD	KYLE W CEARLEY	-1,405.86
03/04/2022	Check	DD	NICOLE D MC CUTCHEN	-1,194.07
03/04/2022	Check	DD	Gregory Hebard	-200.00
03/04/2022	Check	DD	CHRIS JACOBS	-1,260.90
03/04/2022	Check	DD	PETER J KAMPA	-2,265.54
03/04/2022	Check	DD	NICOLE D MC CUTCHEN	-100.00
03/04/2022	Check	dm	ExpertPay	-116.50
03/04/2022	Check	DD	Gregory Hebard	-2,475.94
03/09/2022	Check		CA EDD	-702.29
03/09/2022	Check		IRS	-3,937.81
03/14/2022	Check	dm	ExpertPay	-116.50
03/15/2022	Bill Payment	2889	Turf Star, Inc.	-482.47
03/15/2022	Bill Payment	2888	SDRMA-Health Ins.	-4,742.12
03/15/2022	Bill Payment	2892	Warmerdam CPA Group	-3,800.00
03/15/2022	Bill Payment	2887	Mo-Cal Office Solutions, Inc	-87.13
03/15/2022	Bill Payment	2884	Cal Chamber	-186.43
03/15/2022	Bill Payment	2885	Heluna Health	-1,050.00
03/15/2022	Bill Payment	2886	Kyle Cearley	-85.79
03/15/2022	Bill Payment	2890	USBank Equipment Finance	-186.43
03/15/2022	Bill Payment	2891	VALLEY ENTRY SYSTEMS, I...	-1,610.00
03/18/2022	Check	DD	DAMON H WAITE	-1,428.71
03/18/2022	Check	dm	ExpertPay	-116.50
03/18/2022	Check	DD	Ralph M. McGeorge	-2,249.81
03/18/2022	Check	DD	NICHOLAS B PATRICK	-1,434.62
03/18/2022	Check	DD	NICOLE D MC CUTCHEN	-100.00

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
03/18/2022	Check	DD	NICOLE D MC CUTCHEN	-2,211.41
03/18/2022	Check	DD	PETER J KAMPA	-2,265.55
03/18/2022	Check	DD	CHRIS JACOBS	-1,531.33
03/18/2022	Check	DD	KYLE W CEARLEY	-1,684.98
03/18/2022	Check	DD	Gregory Hebard	-2,475.95
03/18/2022	Check	DD	Gregory Hebard	-200.00
03/23/2022	Check		IRS	-5,010.34
03/23/2022	Check		CA EDD	-953.90
03/25/2022	Check	dm	Umpqua Bank Commerical CC	-12,651.83
03/29/2022	Check	dm	PG&E - 7193	-389.55
Total				-105,236.88

Deposits and other credits cleared (9)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
03/01/2022	Deposit			675.00
03/02/2022	Deposit			225.00
03/03/2022	Deposit			375.00
03/07/2022	Deposit			375.00
03/09/2022	Deposit			300.00
03/15/2022	Deposit			5,400.00
03/16/2022	Deposit			375.00
03/16/2022	Deposit			75.00
03/28/2022	Deposit			300.00
Total				8,100.00

Additional Information

Uncleared checks and payments as of 03/31/2022

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
03/21/2022	Bill Payment	2893	Conexwest	-9,142.39
03/21/2022	Bill Payment	2895	Ralph McGeorge	-235.14
03/21/2022	Bill Payment	2894	Ken Albertson	-15.00
03/28/2022	Bill Payment	2896	DMV	-43.00
03/28/2022	Bill Payment	2897	DMV	-43.00
Total				-13,224.95

Uncleared checks and payments after 03/31/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
04/05/2022	Check	DD	Gregory Hebard	-200.00
04/05/2022	Check	DD	KYLE W CEARLEY	-1,804.67
04/05/2022	Check	DD	Gregory Hebard	-2,475.96
04/05/2022	Check	DD	DAMON H WAITE	-1,545.60
04/05/2022	Check	DD	NICHOLAS B PATRICK	-1,551.51
04/05/2022	Check	DD	Ralph M. McGeorge	-2,249.80
04/05/2022	Check	DD	CHRIS JACOBS	-1,588.78
04/05/2022	Check	DD	PETER J KAMPA	-2,265.56
04/05/2022	Check	DD	NICOLE D MC CUTCHEN	-1,194.06
04/05/2022	Check	DD	NICOLE D MC CUTCHEN	-100.00
04/06/2022	Check	2899	Central Bank & Trust	-3,500.00
04/06/2022	Check	2898	Edward Jones	-3,000.00
04/08/2022	Check		CA EDD	-915.38
04/08/2022	Check		IRS	-4,872.10

Total

-27,263.42

Copper Valley Community Services District

Transaction Report

March 2022

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT
Umpqua Bank Checking					
Beginning Balance					
03/01/2022	Deposit				675
03/01/2022	Check	dm	John Deere Financial	Tractor Payment	-1,051
03/02/2022	Deposit				225
03/03/2022	Check	dm	Intuit Full Service Payroll	Payroll Processing Fee	-143
03/03/2022	Deposit				375
03/04/2022	Check	DD	Ralph M. McGeorge	Pay Period: 02/16/2022-02/28/2022	-2,250
03/04/2022	Check	DD	NICHOLAS B PATRICK	Pay Period: 02/16/2022-02/28/2022	-1,196
03/04/2022	Check	DD	Gregory Hebard	Direct Deposit 2	-200
03/04/2022	Check	DD	NICOLE D MC CUTCHEN	Direct Deposit 2	-100
03/04/2022	Check	DD	NICOLE D MC CUTCHEN	Pay Period: 02/16/2022-02/28/2022	-1,194
03/04/2022	Check	DD	PETER J KAMPA	Pay Period: 02/16/2022-02/28/2022	-2,266
03/04/2022	Check	DD	CHRIS JACOBS	Pay Period: 02/16/2022-02/28/2022	-1,261
03/04/2022	Check	DD	Gregory Hebard	Pay Period: 02/16/2022-02/28/2022	-2,476
03/04/2022	Check	DD	KYLE W CEARLEY	Pay Period: 02/16/2022-02/28/2022	-1,406
03/04/2022	Check	dm	ExpertPay		-117
03/07/2022	Deposit				375
03/09/2022	Check		CA EDD	Tax Payment for Period: 03/02/2022-03/04/2022	-702
03/09/2022	Deposit				300
03/09/2022	Check		IRS	Tax Payment for Period: 03/02/2022-03/04/2022	-3,938
03/14/2022	Check	dm	ExpertPay		-117
03/15/2022	Bill Payment (Check)	2884	Cal Chamber	CID 867784	-186
03/15/2022	Bill Payment (Check)	2892	Warmerdam CPA Group	Invoice #18705 & #18845	-3,800
03/15/2022	Bill Payment (Check)	2891	VALLEY ENTRY SYSTEMS, INC.	Invoice #38775	-1,610
03/15/2022	Bill Payment (Check)	2890	USBank Equipment Finance	Invoice #464434091	-186
03/15/2022	Deposit				5,400
03/15/2022	Bill Payment (Check)	2888	SDRMA-Health Ins.	Invoice #37775	-4,742
03/15/2022	Bill Payment (Check)	2887	Mo-Cal Office Solutions, Inc	Invoice #AR367349	-87
03/15/2022	Bill Payment (Check)	2886	Kyle Cearley	Boot Reimbursement	-86
03/15/2022	Bill Payment (Check)	2885	Heluna Health	Invoice #1702025	-1,050
03/15/2022	Bill Payment (Check)	2889	Turf Star, Inc.	Invoice #7210906-00 & #7215401-00	-482
03/16/2022	Deposit				75
03/16/2022	Deposit				375
03/18/2022	Check	DD	Ralph M. McGeorge	Pay Period: 03/01/2022-03/15/2022	-2,250
03/18/2022	Check	DD	Gregory Hebard	Pay Period: 03/01/2022-03/15/2022	-2,476
03/18/2022	Check	DD	NICOLE D MC CUTCHEN	Direct Deposit 2	-100
03/18/2022	Check	DD	Gregory Hebard	Direct Deposit 2	-200
03/18/2022	Check	dm	ExpertPay		-117
03/18/2022	Check	DD	KYLE W CEARLEY	Pay Period: 03/01/2022-03/15/2022	-1,685
03/18/2022	Check	DD	NICHOLAS B PATRICK	Pay Period: 03/01/2022-03/15/2022	-1,435
03/18/2022	Check	DD	CHRIS JACOBS	Pay Period: 03/01/2022-03/15/2022	-1,531
03/18/2022	Check	DD	PETER J KAMPA	Pay Period: 03/01/2022-03/15/2022	-2,266
03/18/2022	Check	DD	NICOLE D MC CUTCHEN	Pay Period: 03/01/2022-03/15/2022	-2,211
03/18/2022	Check	DD	DAMON H WAITE	Pay Period: 03/01/2022-03/15/2022	-1,429
03/21/2022	Bill Payment (Check)	2895	Ralph McGeorge	MVCAC expense reimbursement	-235
03/21/2022	Bill Payment (Check)	2894	Ken Albertson	Expense Reimbursement	-15
03/21/2022	Bill Payment (Check)	2893	Conexwest	Invoice #127841	-9,142
03/23/2022	Check		CA EDD	Tax Payment for Period: 03/16/2022-03/18/2022	-954
03/23/2022	Check		IRS	Tax Payment for Period: 03/16/2022-03/18/2022	-5,010
03/25/2022	Check	dm	Umpqua Bank Commerical CC	Umpqua CSDA Visa payment	-12,652
03/28/2022	Bill Payment (Check)	2896	DMV		-43
03/28/2022	Deposit				300
03/28/2022	Bill Payment (Check)	2897	DMV		-43
03/29/2022	Check	dm	PG&E - 7193		-390
Total for Umpqua Bank Checking					\$ -66,729

Copper Valley Community Services District

Transaction Report

March 2022

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT
TOTAL					\$ -66,729

Copper Valley Comm Srvs District

Credit Card - Transaction Detail by Account

March 2022

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT
2050 Umpqua CSDA Visa					
03/01/2022	Expense		Ewing		824.71
03/01/2022	Expense		Bug Button		1,028.96
03/01/2022	Expense		Ewing		1,568.55
03/02/2022	Expense		Cal Waste Recovery Systems		80.68
03/02/2022	Expense		Verizon Wireless	Verizon telephone	180.76
03/02/2022	Expense		Shell		167.46
03/03/2022	Expense		Microsoft Office	Microsoft 360 Subscription	99.99
03/03/2022	Expense		Hughson Farm Supply		891.77
03/04/2022	Expense		J.Milano Co., Inc.		604.66
03/04/2022	Expense		Belkorp Ag, LLC		400.89
03/04/2022	Expense		Ewing		140.40
03/08/2022	Expense		Lowe's		445.29
03/08/2022	Expense		Shell		196.83
03/09/2022	Expense		London Fog, Inc.		323.58
03/10/2022	Expense		Intuit - QBO Online		56.00
03/10/2022	Expense		Les Schwab Tires		125.45
03/12/2022	Expense		Aramark Uniform Service		316.60
03/15/2022	Expense		CalTel Communications		378.16
03/15/2022	Expense		Saddle Creek Golf Course		28.11
03/16/2022	Expense		Dropbox		119.88
03/16/2022	Expense		Microsoft Office	Microsoft 360 Subscription	12.50
03/17/2022	Expense		Shell		183.72
03/18/2022	Expense		Hughson Farm Supply		1,255.49
03/18/2022	Expense		Mac Tools		151.37
03/18/2022	Expense		Safe-T-Lite of Modesto Inc.		227.31
03/18/2022	Expense		O'Reilly Auto Parts		134.63
03/19/2022	Expense		UPS Store		40.70
03/24/2022	Expense		MVCAC		82.50
03/24/2022	Expense		Lowe's		261.43
03/25/2022	Expense		GoToMeeting		10.00
03/25/2022	Expense		Shell		219.07
03/26/2022	Expense		Young's Copper Ace Hardware		567.92
03/28/2022	Expense		USPS		23.20
03/28/2022	Expense		Amazon		10.76
Total for 2050 Umpqua CSDA Visa					\$11,159.33
TE TOTAL EXPENSES					
1SS SERVICES & SUPPLIES					
AE Administrative Expenses					
OE02 Finance Expenses					
03/10/2022	Expense		Intuit - QBO Online	Monthly QuickBooks Online Fee	56.00
Total for OE02 Finance Expenses					\$56.00
OE08 Professional Development					
03/15/2022	Expense		Saddle Creek Golf Course		28.11
Total for OE08 Professional Development					\$28.11
OE10 Uniform Expense					
03/12/2022	Expense		Aramark Uniform Service		316.60
Total for OE10 Uniform Expense					\$316.60
OE11 Electric Power/Water/Sewer					
03/02/2022	Expense		Cal Waste Recovery Systems		80.68
Total for OE11 Electric Power/Water/Sewer					\$80.68

Copper Valley Comm Srvs District

Credit Card - Transaction Detail by Account

March 2022

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT
OE12 Telephone					
03/02/2022	Expense		Verizon Wireless		180.76
03/15/2022	Expense		CalTel Communications		378.16
Total for OE12 Telephone					\$558.92
OE14 Office Supplies/Postage					
03/03/2022	Expense		Microsoft Office		99.99
03/16/2022	Expense		Microsoft Office		12.50
03/16/2022	Expense		Dropbox		119.88
03/19/2022	Expense		UPS Store		40.70
03/25/2022	Expense		GoToMeeting		10.00
03/28/2022	Expense		Amazon		10.76
03/28/2022	Expense		USPS		23.20
Total for OE14 Office Supplies/Postage					\$317.03
Total for AE Administrative Expenses					\$1,357.34
OE Operational Expenses					
OE18 Common Areas					
OE17 Streets/Sidewalks/Lighting Maint & Repair					
03/01/2022	Expense		Ewing		824.71
03/26/2022	Expense		Young's Copper Ace Hardware	Greg	567.92
Total for OE17 Streets/Sidewalks/Lighting Maint & Repair					\$1,392.63
OE18-1 Landscape Supplies					
03/01/2022	Expense		Ewing		1,568.55
03/04/2022	Expense		Ewing		140.40
03/18/2022	Expense		Safe-T-Lite of Modesto Inc.		227.31
03/24/2022	Expense		Lowe's		261.43
Total for OE18-1 Landscape Supplies					\$2,197.69
OE18-4 Landscape Equip Repair/Replace					
03/03/2022	Expense		Hughson Farm Supply		891.77
03/04/2022	Expense		J.Milano Co., Inc.		604.66
03/08/2022	Expense		Lowe's		445.29
Total for OE18-4 Landscape Equip Repair/Replace					\$1,941.72
Total for OE18 Common Areas					\$5,532.04
OE22 Mosquito Abatement Expense					
OE22-1 Mosquito Control Products					
03/01/2022	Expense		Bug Button		1,028.96
Total for OE22-1 Mosquito Control Products					\$1,028.96
OE22-2 Mosquito Abatement Monitor/Test					
03/24/2022	Expense		MVCAC		82.50
Total for OE22-2 Mosquito Abatement Monitor/Test					\$82.50
OE22-3 Mosquito Abate Vehicles Gas/Oil					
03/02/2022	Expense		Shell		167.46
03/08/2022	Expense		Shell		196.83
03/17/2022	Expense		Shell		183.72
03/25/2022	Expense		Shell		219.07
Total for OE22-3 Mosquito Abate Vehicles Gas/Oil					\$767.08
OE22-4 Mosquito Abatement Equip Maint					
03/04/2022	Expense		Belkorp Ag, LLC		400.89
03/09/2022	Expense		London Fog, Inc.	Ralph	323.58
03/10/2022	Expense		Les Schwab Tires		125.45
03/18/2022	Expense		Hughson Farm Supply		1,255.49

Copper Valley Comm Srvs District

Credit Card - Transaction Detail by Account

March 2022

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT
03/18/2022	Expense		O'Reilly Auto Parts		134.63
03/18/2022	Expense		Mac Tools		151.37
Total for OE22-4 Mosquito Abatement Equip Maint					\$2,391.41
Total for OE22 Mosquito Abatement Expense					\$4,269.95
Total for OE Operational Expenses					\$9,801.99
Total for 1SS SERVICES & SUPPLIES					\$11,159.33
Total for TE TOTAL EXPENSES					\$11,159.33

Copper Valley CSD
Quail Creek Summary

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)
11/30/2021	Nicole November Wages (.5 hrs)	(18.85)
11/30/2021	Nicole November Taxes	(1.45)
12/3/2021	CV Development deposit	3,000.00
12/15/2021	GL Gritz Engineering	(900.00)
		<hr/>
		\$ 3,704.29



COPPER VALLEY COMMUNITY SERVICES DISTRICT

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

DIRECTORS

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

COPPER VALLEY COMMUNITY SERVICES DISTRICT BOARD OF DIRECTORS REGULAR MEETING MINUTES

LOCATION:1001 SADDLE CREEK DRIVE, COPPEROPOLIS

March 15, 2022
2:00 PM

1. **CALL TO ORDER** Meeting called to order at 2:00pm
2. **ROLL CALL** All Board Members, General Manager, Office Manager and Site Manager are present
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 February 2022.
 - b) Approval of the minutes from the Regular Board Meeting held February 15, 2022
Motion made by Director Hoffman, second made by Director Golden, motion passes unanimously.
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) Discussion and staff direction regarding banking security and banking options in consideration of the recent check fraud incident and Umpqua Bank response
Motion made by Director Hoffman to go forward with Positive Pay at Umpqua Bank and investigate moving banking to a Wells Fargo or other bank, second made by Director Golden. Motion passes unanimously
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** Meeting was adjourned at 3:12pm

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.

From: [Kenneth Albertson](#)
To: [Peter Kampa](#); [NICOLE MCCUTCHEN](#)
Subject: Fwd: HOA2 Board Request.
Date: Thursday, April 21, 2022 7:11:00 PM

Please include on the Apri Agenda

Ken

Begin forwarded message:

From: BARRY BEASLEY <bb99998@aol.com>
Subject: HOA2 Board Request.
Date: April 21, 2022 at 10:42:45 AM MST
To: Peter J Kampa <pkampa@kampacs.com>, Roger Golden <4cornerspd@sbcglobal.net>, Ken Albertson <albertson124@gmail.com>
Cc: Larry Herbert <tioga@pacbell.net>, Bob Burns <rjburns@hotmail.com>, Sharon Johnson <sjohnson@camsmgmtinc.com>, barry beasley <bb99998@me.com>

Peter and Roger.

At our meeting held April 18th the subject was discussed regarding CSD work responsibilities in the Copper Glen Area.

1). As you may remember after years of asking your supervisor to get the medians in each of our caul de sacs and the area along Saddle Creek Lane alongside the sidewalk up to standard, we, the board, offered to pay for Ground cover in the form of stones to get something done.

Progress so far is that 3 medians have been completed at expense of HOA2 cost. One median in Copper Glen Court has not been completed. It has been brought to the boards attention that many of the medians within the Copper Valley development have been completed with stone ground cover and paid for by the CSD. The way it should be!

Therefore I am asking for the CSD board to complete the median in Copper Glen Court at CSD expense as you have done for other areas within Copper Valley Development.

We can discuss getting a rebate for the medians our board paid for. Reminding the CSD board we did this out of frustration for not getting any action from your supervisor for the last 10 years.

We, the board, are also requesting that your crew get the watering delivery system renewed and replant new plants / grasses along Saddle Creek Lane. There are large gaps where grasses have died from the drip system not working properly and delays in it maintenance. This subject has been discussed also with your supervisor many times over the

last 10 years.

The board members are getting frustrated at seeing your crews maintain and renewing materials in many other areas. Example, the areas from the security gate all along Saddle Creek Drive to Oak Creek Drive.

All 42 properties in the Copper Glen Area have paid annual CSD charges since our inception. (15 years).

We think you would agree, it's time we got our monies worth.

Please ensure your budget accommodates the needs above and we would ask for a timeline to get these works completed please!

Can we ask for this issue to be included on the agenda of your next meeting on April 26th 2020 please.

Yours Sincerely

The Board of Saddle Creek 2.

RE Saddle Creek II April 26, 2022 Agenda Item. From Ralph McGeorge:

Let's start with I have attached the two emails I could find regarding this issue in the past.

Next There are two separate areas that he is referring to.

1. The "Strip Area" is the area along Saddle Creek drive in SC 2. This is a small 2-4-foot-wide landscaped strip between the curb and the side walk. It was installed with a subterranean drip. It has been a repair nightmare for as long as I can remember. Besides that, it also does not emit water correctly and as a result the plants have died in many areas. We have tried to fix and replant on multiple occasions in the past. But despite of our efforts plants still has died. This area needs to have the irrigation completely redone and then re planted. Greg and I have both discussed this with the HOA board in the past. We have had this on our schedule to do for multiple years and have not been able to get to. The drought played a part when we had to remove irrigation on Saddle Creek drive, then re install irrigation, then reestablish turf and transition from turf areas to non turf. Infarct we just finished doing that a year and a half ago. Until the district has the time (hopefully this fall) to install new irrigation we do not recommend any other action in this area. Our guess is that doing this around our normal duties would take around two months. But could be more.
2. The medians as it is referred to are the four inner landscaped areas at the end of each cul-de-sac. There are four of them. These areas have never really been discussed by their board and us until early 2021. In the beginning of 2021 Barry Beasley reached out and said that the HOA board had approved of purchasing and adding new plants to these four areas. He wanted approval from us to do so. These are the emails that I have attached. After discussions we agreed. Not only agreed but we purchased and installed weed fabric to these areas. Once the rock was delivered Greg used our tractor to shuttle the rock from the pile to each area in an effort to co install. They purchased enough rock to get only three areas done. So, at this time there remains one area not landscaped with decorative rock. At NO time was it mention that the CSD would reimburse the HOA for this rock and labor they offered to have done. The fourth area that is not rocked is the best looking one, with healthy lush rosemary growing in it. We do not have a problem moving forward with rocking the fourth area in the next few months or so to have those complete. Please let us know your thoughts.

Over the years we have been able to remove decorative bark and install rock in areas in the community. We have been doing this because the rock never has to be replenished or added to make look good. We have approached it as starting with the oldest areas and moving up towards the newer areas. We have not made it to the SC 2 area yet as it is the newest developed area next to CV's Quail Creek.

We constantly do regular maintenance in the SC 2 area. Just as we do the same regular maintenance in the other neighborhood areas.

He mentions that the board is getting frustrated with seeing us maintaining and renewing materials along Saddle Creek drive. I am guessing that he brought this up because of the fact that this week we just started applying a thin layer of new bark over the old to enhance these areas. The areas I'm talking about are the median areas along Saddle Creek drive that we changed over from turf to low volume irrigation after the drought. What is not said about this is that Saddle Creek drive (from the gate house past the traffic circle to Oak Creek drive) is our biggest area to maintain. It consists of over two thousand sprinkler heads, the only CSD area that has lawns that have to be maintained each week, hundreds of roses to prune and the list can go on and on. This area is completely different from any neighborhood in

the district. In retrospect, this area and all the others in the community when you take into consideration what has to be done, it all equals out. Not to mention that every property owner including the SC 2 area benefits from the Saddle Creek drive area looking as good as it does.

We can most definitely make sure to attend the irrigation issue in the strip area. Unfortunately with the upcoming weed abatement, mosquito season and the normal heightened summer maintenance we do we can't get to this until early fall.

File Message Help Acrobat Tell me what you want to do

Ignore Delete Archive Reply Reply All Forward More Meeting

Junk Delete Respond

Gate Forms To Manager
Team Email Done
Reply & Delete Create New

Rules Move Actions Move

Mark Unread Categorize Follow Up Tags

Find Related Select Editing

Read Aloud Immersive Reader Immersive Zoom

Tue 3/2/2021 4:54 PM

PK

Peter Kampa <pkampa@kampacs.com>

Re: Copper Glen Cul - De -Sac Circles

To: Ralph McGeorge

From: barry beasley <bb99998@me.com>**Sent:** Friday, February 26, 2021 12:50 PM**To:** Peter Kampa <pkampa@kampacs.com>**Subject:** Copper Glen Cul - De -Sac Circles

Peter,
Confirming my proposal for consideration.

The HOA board at Copper Glen, known as Saddle Creek 2 HOA continually strives to maintain and invest in our common areas. We strive to make these areas look pristine as possible and have invested thousands of dollars maintaining and adding plants, trees and ground cover to achieve our goal.

There are 3 circles, which are maintained by the CSD, which have not had any additional plants, shrubs or bark added since I have lived here in 13 years. New bark was put down in the sidewalk area about 4 years ago but there are a lot of grasses that have died and never replaced.

These circle areas have recently been pruned (hacked) and honestly look like crap right now. I'm told that the plants will come back. Have you got anything in your budget for your improvements in these areas, and along Saddle Creek Lane alongside the sidewalk.

Can I suggest that our HOA board work with you in investing some money jointly in some color, plants and bushes and bark to upgrade the circles. I am suggesting that our contractor plant any new plants, shrubs and ground cover or soil and the CSD continue to maintain these circles.

The area by the side of the sidewalk, (along Saddle Creek Lane) which is CSD responsibility needs attention also. I am suggesting if we pay for plants, bark or soil and plant the circles, you pay and plant additions along the sidewalk area, and continue your maintenance?

I would be glad to walk these areas with you Peter to show you.
I have talked to your manager a few times over the last thirteen years about improvements, but to no avail.

Thank you for your attention on this issue.
We are trying to keep our areas looking nice and it's time for the CSD areas to be upgraded to match what we are doing.

Your Sincerely
Barry Beasley.
Present HOA2.

File Message Help Acrobat Tell me what you want to do

Ignore Delete Archive Reply Reply All Forward More Meeting

Gate Forms To Manager Rules Move Actions Mark Unread Categorize Follow Up Translate Find Related Select Read Aloud Immersive Reader Zoom

Delete Respond Quick Steps Move Tags Editing Immersive Zoom

Mon 6/28/2021 6:53 AM

PK

Peter Kampa <pkampa@kampacs.com>

Re: CSD Cul De Sac Circles

To: BARRY BEASLEY

Cc: Roger Golden; Larry Herbert; Bob Burns; barry beasley; Sharon Johnson; Greg Hebard; Ralph McGeorge

Barry,
Sounds excellent to me and I am looping in Greg and Ralph for their information and input if needed. Thank you!

Peter J. Kampa
General Manager

From: BARRY BEASLEY <bb99998@aol.com>

Sent: Monday, June 28, 2021 12:02:23 AM

To: Peter Kampa <pkampa@kampacs.com>

Cc: Roger Golden <4cornerspd@sbcglobal.net>; Larry Herbert <tioga@pacbell.net>; Bob Burns <rjburns@hotmail.com>; barry beasley <bb99998@me.com>; Sharon Johnson <sjohnson@camsmgmtinc.com>

Subject: CSD Cul De Sac Circles

Peter,

Things are in place to get extra daffodils and poppies planted in the circles in the Copper Glen area. In our board meeting we have approved putting solar lights in most of our common land. I want to ask for your approval to put 2 or 3 solar lights in each of the circles pointing up in the trees to light them up at night at night. Please let me know.

Thank you.
Barry Beasley.
President HOA2