

COPPER VALLEY COMMUNITY SERVICES DISTRICT 2026 GENERAL MANAGER GOALS & OBJECTIVES

Ongoing Management Objectives: January 1 - December 31, 2026

- Advises the Board on issues, programs, and overall financial status
- Develops for Board consideration: long/short range work, capital improvement, and funding plans (including grant fund options)
- Manages District funds and investment accounts including preparation of the annual District budget for Board review and approval
- Ensures productive and compliant Board meetings by seeking advance input from Board members in development of meeting agenda, by delivering meeting materials to Board members at least three (3) days in advance, and by providing orientation to new Board members
- Promotes communication by meeting regularly with Board President regarding District matters, receiving input regarding community issues, and directing maintenance of the CVCSO website
- Oversees and evaluates CSD staff, updates job descriptions and defines individual responsibilities
- Works with CV Partners LLC and other contractors/builders working in the District to ensure compliance with CSD standards & requirements when developing or replacing homes, roads, and landscaping
- Works closely with and develops relationships with CV Partners LLC, the County, the CCWD, & the District's contracted Engineer
- Oversees assessment and maintenance of storm drains, sidewalks, roads, street lighting and signage, District ponds, CVCSO landscaped areas, entry gate equipment, and mosquito abatement (vector control)
- Maintains a Copper Valley monthly site visit schedule to include the GM, Site Manager, and a Board member as part of a "management by walking around" program
- Executes a detailed report , including costs, on what trees/area outside of CSD maintained property should be pruned for fire prevention
- Evaluates current "Measure A" tax revenue versus District budget requirements as part of the budget process and advises of any excess or shortage

Short-Term Management Objectives: January 1 – June 30, 2026

- Continues to maintain close lines of communication with CV Development
- Completes the Final Operating Agreement with CV Partners LLC
- Finalizes CSD acceptance of the Quail Creek Area (Phase 7) from CV Partners LLC

- Updates the Board regarding any project outside the normal scope of district operating function (or budget) for their review before any project over \$2000.00 is approved

Long Term Management Objectives: January 1 – December 30, 2027

- Incorporates infrastructure (roads, lighting, sidewalks, and equipment) reserve studies plans into the budget process.
- Updates the Planning Associates (Hardy M. Strozer, Inc.) August 19, 2015, Memo regarding the “Evaluation and Interpretation of ACOE and CDFW Entitlements for Castle and Cooke’s Saddle Creek Golf Course located in Copperopolis, California”
- Updates the Planning Associates (Hardy M. Strozer, Inc.) March 22, 2016, Memo regarding “Copperopolis Saddle Creek Golf Course Environmental Pond Water Measurements”
- Updates the “Saddle Creek Municipal Service Report” dated August 28, 2017, prepared for the Calaveras Local Agency Formation Commission
- In preparation for the next LAFCO report, develops a process that considers whether there are other community services that the CSD now or in the future (5-10 years) needs to support