De Luz
Community Services
District

Board Of Directors
Charles Bowman
Paula Carroll
Robert D'Alessandri
Gina Rawson
Debbie Roberts
General Manager
James E. Emmons

MINUTES
REGULAR MEETING
OF THE BOARD OF DIRECTORS
November 19, 2025
6:00 p.m.

A. CALL TO ORDER & ROLL CALL

This regular meeting of the Board of Directors of the De Luz Community Services District was held at the DLCSD office, 41606 Date Street, Suite 205, Murrieta, CA on November 19, 2025. The meeting was also held electronically by Zoom. The meeting was called to order by President Roberts at 6:00 p.m. Those present at the meeting were as follows:

Directors Present:

Debbie Roberts, President
Robert D'Alessandri, Treasurer
Paula Carroll, Director
Gina Rawson, Director

Directors Absent:

Charles Bowman, Vice President

Staff Present:

James Emmons, General Manager/Secretary
Ward Simmons, General Counsel
Matthew Crim, Deputy District Engineer
Theresa Snyder, Finance Manager
Isabel Gavidia, Administrative Assistant
Nicholas Gieseman, Field Supervisor
Dane Carroll, Field Worker

The flag salute was led by President Roberts.

B. SHERIFF:

Deputy Mata presented the Sheriff's Report and provided an update on recent law enforcement activities. He highlighted several notable calls for service throughout the district, including incidents of Burglary and stolen vehicle. His report is available on the website. He conveyed a willingness to engage with the community regarding any concerns they may have.

C. PUBLIC COMMENT:

There was no public comment.

D. LEGISLATIVE TOPICS:

Syrus Devers, District Legislative Advocate reported that he is working with Senator Seyarto's staff and Committee staff regarding possible introduction of a bill to remove the sunset provision in the organic diversion waiver legislation. The Senator has a limit to the bills he can introduce. He is also recommending that the Senator reintroduce his bill for public works funding for local governments.

E. INFORMATION ONLY:

The statement of Investment Policy and the Financial Statements were received by the Board.

F. CONSENT CALENDAR:

Motion was made by Carroll, seconded by Rawson to approve the Consent Calendar as follows:

1. Minutes of the October 08, 2025 Special Board Meeting
2. Minutes of the October 15, 2025 Regular Board Meeting
3. General Fund Claims for October 2025
4. Sheriff's Special Tax Claims: October 2025
5. Purchase Order No(s): Willdan Financial Services

AYES: Carroll, D'Alessandri, Rawson, Roberts
NOES:
ABSENT: Bowman
ABSTAIN:

The motion was approved 4-0.

G. PERMITS AND INSPECTIONS

General Manager Emmons stated that this proposed ordinance needs additional study. It will be deferred a few months and will be presented on a future Board agenda.

H. ROADWAY REHABILITATION

Deputy District Engineer Crim discussed the Pavement Management Analysis priority schedule produced by the District Engineer and projected costs associated with this analysis. He also stated that he is working on the roadway design plans for bid this coming Spring.

I. ROAD MAINTENANCE/FIELD CREW REPORT

Maintenance Supervisor Gieseman provided an update on several tasks. He reported that weed abatement was completed on Via Vaquero and Via De Los Robles. Additionally, pothole patching on Via Los Ventos, Sandia Creek, and Carancho. There was also a trash cleanup conducted on Buenos Campos and Via De Los Robles, as well as sign maintenance on Sycamore Mesa. He mentioned that a tree had fallen on Buenos Campos and Avenida Tierra and the tree was removed.

J. COMMITTEE REPORTS

ENGINEERING COMMITTEE REPORT

General Manager Emmons reported that the Committee met and had a standard meeting encompassing items previously discussed in this meeting.

FINANCE COMMITTEE REPORT

Director D'Alessandri reported that the Committee met on October 18 and stated they met with the auditors and had no issues with the audit report. He also stated were still waiting on FEMA funds. He also reported on LAIF and interest rates.

LEGISLATIVE COMMITTEE REPORT

President Roberts reported that updates were given by Syrus Devers, Agenda item D. There is no further information at this time.

K. GENERAL MANAGER'S REPORT

General Manager Emmons announced that three new directors will be sworn in on December 5, 2025. He also stated the Clean-up Day for the Community is still on schedule for December 6, 2025.

L. LEGAL COUNSEL MATTERS

Legal Counsel Simmons reported there has been no action on Sandia Creek Winery.

M. CLOSED SESSION

The Board met in Closed Session pursuant to the provision of Government Code Section 54957.

The Board reconvened in open session.

L. OPEN SESSION

Motion was made by D'Alessandri, seconded by Carroll to approve Amendment No.8 of the General Managers Agreement.

AYES: Carroll, D'Alessandri, Rawson, Roberts
NOES:
ABSENT: Bowman
ABSTAIN:

ADJOURNMENT

There being no further business, President Roberts adjourned the meeting at 7:41 p.m.

Debbie Roberts

Debbie Roberts, President
De Luz Community Services District

Attest:

James E. Emmons, Secretary
De Luz Community Services District