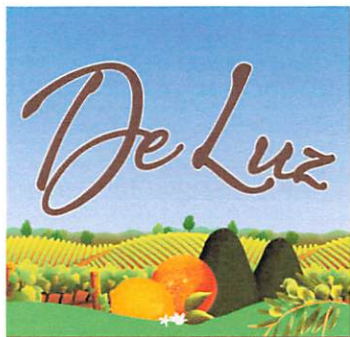




De Luz

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
August 20, 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 August 20, 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
Charles Bowman, Vice President
Robert D'Alessandri, Treasurer
Paula Carroll, Director
Gina Rawson, Director

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 avocado thefts. He also conducted welfare checks on shut-in residents. Deputy Mata expressed concern about ongoing street takeovers which occurred on Calle Horca and Carancho Road, which are being monitored through the Flock cameras. He also reported that he will continue to make himself visible to the Community to help reduce crime.

C. PUBLIC COMMENT:

Resident Andrew Castro addressed the board concerning the condition of Sycamore Mesa Road. He also requested the installation of a guardrail at the intersection of Calle Escaderra and Calle Lejos. President Roberts thanked him for his comments. Director Bowman stated that his concerns are being reviewed by the Board later in the meeting.

D. LEGISLATIVE TOPICS:

Syrus Devers, District Legislative Advocate was absent. General Manager Emmons reported Syrus is working on the Fish and Wildlife and Electric Vehicle issues.

E. INFORMATION ONLY:

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

F. CONSENT CALENDAR:

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

1. Minutes of the July 16, 2025 Regular Board Meeting
2. General Fund Claims for July 2025
3. Sheriff's Special Tax Claims: July 2025
4. Purchase Order No(s): 25-02, 25-03, 25-04, Proposal for Municipal Advisory Consulting Services.

AYES: Carroll, D'Alessandri, Rawson, Bowman, Roberts

NOES:

ABSENT:

ABSTAIN:

The motion was approved 5-0.

G. ROADWAY REHABILITATION

Deputy District Engineer Crim presented a video presentation, which is available on the District website. The Engineering Committee has been reviewing Sycamore Mesa and Calle Capistrano as roadways most in need of significant pavement rehabilitation. It was concluded the Committee start the bidding process early next year. Director Bowman reported that the Committee is considering Sycamore Mesa as the primary project for this year, but would prefer to undertake both locations at the same time for Financial economies. It was concluded the Committee start the bidding process early next year. He indicated that the Finance Committee is exploring potential funding sources for this project.

H. ROAD MAINTENANCE/FIELD CREW REPORT

Maintenance Supervisor Gieseman reported on weed abatement on Los Gatos, La Cruz, Sandia Creek, Via Peregrino and Via Santa Rosa. He reported on a tree down on La Cruz, a pothole patching on Carancho Road and a sign maintenance repair on Santa Rosa. Also, he reported clean up on Carancho.

I. COMMITTEE REPORTS

ENGINEERING COMMITTEE REPORT

Director Bowman reported that most of the Committees report was given in Roadway Rehabilitation, Agenda item G. He told the Board that the Committee will move forward with both project locations to begin in Spring 2026. The Committee will also work on project priorities for the future.

FINANCE COMMITTEE REPORT

Director D'Alessandri reported that the Finance Committee convened, during which Finance Manager Snyder announced that DLCSD received a recognition award from SDRMA for maintaining a record of no injury claims over the past 5 years. She also presented the report on the Unfunded Actuarial Liability (UAL). Director D'Alessandri expressed his satisfaction with the ongoing progress of the audit process, which anticipates will be completed by November 2025. He also noted that a meeting was held with the financial consultant last week to explore financial options for road pavement rehabilitation projects, and another meeting is planned in the near future to continue these discussions.

LEGISLATIVE COMMITTEE REPORT

General Manager Emmons reported the Committees report was given in Legislative Topic, Agenda item D.

J. GENERAL MANAGER'S REPORT

General Manager Emmons announced the three incumbent candidates (Bowman, Carroll, Rawson) have been re-elected as there were no additional candidates filing. They will be sworn in Dec 5, 2025 at 12:00 noon.

K. LEGAL COUNSEL MATTERS

Legal Counsel Simmons reported there are no updates on Sandia Creek Winery.

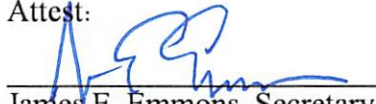
ADJOURNMENT

There being no further business, President Roberts adjourned the meeting at 7:02 p.m.



Debbie Roberts, President
De Luz Community Services District

Attest:



James E. Emmons, Secretary
De Luz Community Services District