MINUTES
REGULAR MEETING
OF THE BOARD OF DIRECTORS
October 15, 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 October 15, 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 (Via Zoom)
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 noise disturbance and stolen vehicle. He also continues to conduct welfare checks on shut-in residents. Deputy Mata provided a form for residents authorizing no trespassing arrest. He advised that there is no update on the San Diego County fire since it's still being investigated at this time.

C. PUBLIC COMMENT:

There was no public comment.

D. LEGISLATIVE TOPICS:

Syrus Devers, District Legislative Advocate reported he appeared before CARB and gave testimony on behalf of De Luz CSD, he also contacted CARB staff about compliance with fleet reporting requirements. The deadline is January 01, 2025. He also reported Senator Seyarto received the Governor's signature on bills involving highway safety and law enforcement.

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 Bowman to approve the Consent Calendar as follows:

1. Minutes of the September 17, 2025 Regular Board Meeting
2. General Fund Claims for September 2025
3. Sheriff's Special Tax Claims: September 2025
4. Purchase Order No(s): None

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

The motion was approved 5-0.

G. ROADWAY REHABILITATION

President Roberts stated that this item was a continuation of the study session held last week in which two experts, Legal and Financial gave presentations regarding roadway rehabilitation funding and our benefit assessments. Engineering Committee Chair Bowman discussed the Pavement Management Analysis priority schedule produced by the District Engineer and projected costs associated with this analysis. Finance Committee Carroll reported that the Finance Committee had analyzed the projected cost analysis and made assumptions of $10 million increase in revenue over a 15 year period. Director Carroll also reported that the Committee advised that new fees could be on a Per Parcel or Per Acre basis which would be decided in conjunction with the Engineer's Report. It appears that both committees agree that the required new revenue would be approximately these amounts. After considerable discussion, it was the consensus of the Board that staff go forward to obtain the Engineer's Report on this matter.

H. ROAD MAINTENANCE/FIELD CREW REPORT

Maintenance Supervisor Gieseman provided an update on several tasks. He reported on the weed abatement efforts on La Cruz and mentioned an emergency call regarding a fallen tree on Carancho. Additionally, he discussed pothole patching on El Prado and Sandia Creek. Sign maintenance was performed on Calle Vista and Calle Escadera, and trash was removed from Camarón and Buenos Campos. He also reported the implementation of a road closure on Crumley Court to restrict access to that road due to unsafe driving activities. He noted that the District received a new sprayer.

I. COMMITTEE REPORTS

ENGINEERING COMMITTEE REPORT

Director Bowman reported that most of the Committees report was given in Roadway Rehabilitation, Agenda item G. He also reported that staff is pursuing design of rehab projects at Sycamore and Via Capistrano and will be before the board in early 2026.

FINANCE COMMITTEE REPORT

Director D'Alessandri reported that the Committee met on October 14 and discussed the matter reported by Director Carroll in item G. He also reported on investment returns and that the audit is on schedule for report to the Board on December 5, 2025.

LEGISLATIVE COMMITTEE REPORT

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

J. GENERAL MANAGER'S REPORT

General Manager Emmons stated that his report was given throughout the meeting.

K. LEGAL COUNSEL MATTERS

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

ADJOURNMENT

There being no further business, President Roberts adjourned the meeting at 7:30 p.m.

Debbie Roberts
Debbie Roberts, President
De Luz Community Services District

Attest:

J. E. Emmons
James E. Emmons, Secretary
De Luz Community Services District