



N·C·S·D

Northstar Community Services District
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Board of Directors

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General Manager

MICHAEL STAUDENMAYER

NORTHSTAR COMMUNITY SERVICES DISTRICT NOTICE OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

DATE: JANUARY 18, 2012
TIME: 9:00 A.M.
PLACE: NORTHSTAR FIRE STATION, 910 NORTHSTAR DRIVE

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

PUBLIC COMMENTS

Any member of the public may address the Board after roll call on any topic related to the District that is not on the agenda. Public comment will be taken on agenda action items immediately prior to Board action.

1. CONSENT CALENDAR

Approval and Discussion of the following:

- a) December 20, 2011 Finance Committee Meeting Minutes.
- b) December 21, 2011 Regular Meeting Minutes.

RECURRING BUSINESS

2. Meetings attended by NCS D Board Members – Discussion.
3. East West Partners – Update.
4. Northstar Property Owners Association – Update.
5. **10:00 A.M.** Northstar California/Vail – Update.

NEW BUSINESS

6. Presentation - North Fork Associates – Board's Role in Martis Valley Trail CEQA Process – Discussion.
7. Notice of Completion Western Fuel Break – Discussion – Action.
8. Northstar Community Services District & Placer County Agreement for Enhanced Snow Removal Services – Discussion – Action.

ATTORNEYS REPORT

CLOSED SESSION

9. A. Conference with Legal Counsel – Existing Litigation (California Government Code Section 54956.9(a):
 - 1) Name of Case: *Community Facilities District #1 of the Northstar Community Services District vs. Highlands Hotel Residences Company, LLC, Bank of America, et al*, Placer County, California Superior Court #SCV0027907.

2) Name of Case: *Douglas R. Wilson, solely as Receiver appointed in Placer County Superior Court Action No. S-CV-0028021 concerning real and personal property pledged by Highlands Hotel Residences Company, LLC, a Delaware limited liability company vs. NCSD & Community Facilities District No. 1 of NCSD, Placer County, California Superior Court #SCV0029412.*

3) Name of Case: *Truckee(CA) – Highlands Syndicated Holdings, LLC vs. Northstar CSD & Community Facilities District No. 1 of the Northstar CSD, Placer County, California Superior Court #SCV0030117*

B. Conference with Legal Counsel --- Anticipated Litigation (California Government Code Section 54956.9(b)) – Five cases. The anticipated cases are Mello Roos tax delinquency foreclosures. The names of the potential party defendants are 1311 Iron Horse LLC (2 parcels), Anita Youngblood, Jason & Ana Liza Browne, John Foster and NHJV Tahoe Phase 1 GP. The Assessor's parcel numbers and delinquent tax amounts are set forth in the Board's Resolution 11-24, adopted September 21, 2011.

DIRECTOR REPORTS

Individual directors may give brief reports on miscellaneous items for the information of the other members of the board and NCSD staff. No action will be taken.

OPERATION REPORTS

10. General Manager's Report – Staudenmayer – Discussion.
11. Fire Department Report – Shadowens – Discussion
12. Public Works Report – Martin/Ryan – Discussion.
13. Approval of Warrant Register/Finance Committee Update.

ADJOURNMENT

Items may not be taken in the order listed above.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, then please contact James Bowling at (530) 562-0747 or (530) 562-1505 (fax). Requests must be made as early as possible and at least one full business day before the start of the meeting. NCSD will endeavor to accommodate requests made with less notice than that.