



N.C.S.D

Northstar Community Services District
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Board of Directors
Warren "Chip" Brown, President
Nancy Ives
Marilyn Forni
Mike Moll
Michael "Spoon" Witherspoon
General Manager
Michael Staudenmayer

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS MARCH 15, 2023 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Brown called the meeting to order at 9:00 A.M. Wednesday, March 15, 2023. The Pledge of Allegiance and roll call followed.

DIRECTORS PRESENT Brown, Forni, Ives, Moll, Witherspoon

DIRECTORS ABSENT: None

STAFF PRESENT: Zangara, Rosenthal, Ryan, Staudenmayer, Martin, Swanson, Gibeaut

**OTHERS PRESENT
(via videoconference):** Greg Aiken, Austin Cho, Michael Manduca

PUBLIC COMMENT
There was no public comment.

CONSENT CALENDAR
Director Ives moved to approve the following consent calendar items:

- a. February 15, 2023 Regular Meeting Minutes
- b. 2022 Road Reconstruction Project – Notice of Completion
- c. Approval of Claims and Demands – Paid and Unpaid

Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: None.

RECURRING BUSINESS

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

Greg Aiken provided the following update for NPOA:

- Lounge project will be ongoing through August due to supply chain issues
- Facilities sustained some cosmetic damage from the storms
- Gate issues at the dumpster site will be addressed as weather and circumstances allow

NORTHSTAR CALIFORNIA/VAIL UPDATE

Director of Public Works (DPW) Eric Martin relayed an update provided by Jerusha Hall for Northstar California/Vail:

- Prioritizing mountain community and snow removal
- Cumulative pressure from the storms and efforts from the team

NEW BUSINESS

AUDIT PRESENTATION BY JAMES MARTA & CO

Michael Manduca of James Marta & Company LLP provided the Board with highlights from the Fiscal Year 2021-22 draft audited financial statements. Mr. Manduca stated that the auditor's opinion is

unmodified, which means that the District's draft financial statements fairly represent the financial position of the District. Mr. Manduca reviewed the financial standing of the District for the year under audit. Outside of a list of anticipated changes provided in the presentation, there are no substantive changes expected in the final version of the Fiscal Year 2021-2022 audit.

REVIEW OF DRAFT AUDITED FINANCIAL STATEMENTS

After a brief discussion, the Board agreed to accept the draft audited financial statements without any substantive changes other than those listed in the audit presentation as anticipated changes.

Director Ives moved to approve the Draft Audited Financial Statements without any substantive changes. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: None. The motion carried.

APPROVAL OF PRE-PAID INFORMATION TECHNOLOGY SERVICES

DPW Martin stated the District has contracted with Nims and Associates since December 2007 to provide general Information Technology (IT) support. By pre-purchasing blocks of time, the District receives a 10% discount off Nims' standard hourly rates. Staff is seeking Board approval to purchase 167 hours at the hourly rate of \$180.00. This amount has been accounted for in the Fiscal Year 2022-2023 Budget.

Director Ives moved to approve the Pre-Paid Information Technology Services. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: None. The motion carried.

DIRECTOR REPORTS

There was no report for this agenda item.

GENERAL MANAGER'S REPORT – STAUDENMAYER

GM Staudenmayer provided the following report:

- Commended the efforts of the Utilities Operations staff snow removal, attitude, and management support of morale.
- Outreach for the biomass project continues
- Presentation on biomass for the NPOA board was well received
- The Tahoe Fund awarded the District \$50K towards the biomass project
- CEQA documentation for the biomass project will be available soon for thirty-day public comment period
- Discussion and meetings on the insurance initiative continue.
- A Town Hall has been proposed for community discussion about the local fire insurance issues
- The Placer County biomass consortium is coordinating a technical symposium for spring

FIRE DEPARTMENT – GIBEAUT

Chief Gibeaut provided the following report:

- A grant application was submitted by the Fuels Management department to Cal Fire
- A Northstar Fire Department (NFD) engine has been sent as a part of a strike team to South Lake Tahoe in response to anticipated flooding and snow load emergencies.
- A survey will be sent to the community to assess the community's opinion of NFD
- NFD staff continues work to dig out fire hydrants, prioritizing those that can reach all occupancies.

PUBLIC WORKS REPORT – MARTIN/RYAN

DPW Martin and Utilities Operations Manager (UOM) Matt Ryan provided the following report:

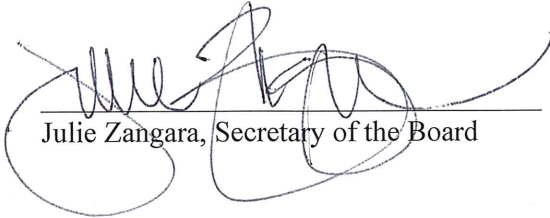
- DPW Martin commended Aspen Developers, West Coast Paving, and Construction Materials engineers in completion of the 2022 Road Reconstruction Project.
- Grant opportunities are being pursued for the Martis Valley Trail (MVT) project.

- Snow removal operations are currently the primary focus of Utilities Operations staff, including above and beyond efforts of management staff contributing to shoveling roofs and repairing equipment.

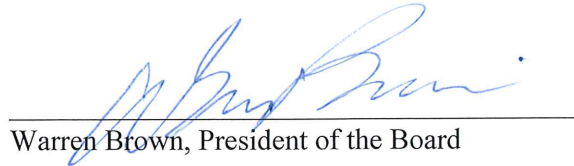
ADJOURNMENT:

The meeting adjourned at 9:57 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



Warren Brown, President of the Board

