



N.C.S.D.

Northstar Community Services District
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Board of Directors

John Radanovich, President
Warren "Chip" Brown
Nancy Ives
Marilyn Forni
Candace Roeder

General Manager

Mike Geary, PE

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OCTOBER 15, 2025 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Radanovich called the meeting to order at 9:00 A.M. Wednesday, October 15, 2025. The Pledge of Allegiance and roll call followed.

DIRECTORS PRESENT **Brown, Forni, Ives, Radanovich**

DIRECTORS ABSENT: **None**

STAFF PRESENT: **Geary, Gibeaut, Goates, Martin, Rosenthal, Evans, Zangara**

OTHERS PRESENT: **Tim Fulton, Austin Cho, Allison Burns**

PUBLIC COMMENT

There was no public comment.

CONSENT CALENDAR

Director Ives moved to approve the following consent calendar items:

- a. September 24, 2025 Special Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid

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

RECURRING BUSINESS

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

Tim Fulton provided the following report for NPOA:

- NPOA board meeting on Saturday, October 18th to address the budget and mailing list
- Fall projects include replastering/tiling the lap pool and spa
- Two new boilers being installed
- Fall maintenance week scheduled from October 27-30

NORTHSTAR CALIFORNIA/VAIL UPDATE

There was no update for this agenda item.

NEW BUSINESS

RESOLUTION 25-17 APPOINTING CANDACE ROEDER TO FILL VACANCY ON BOARD OF DIRECTORS

General Manager (GM) Mike Geary stated the District received two applications to fill the vacancy on the Board of Directors resulting from the resignation of Michael Witherspoon from the Board in August. Prior to the Board meeting, one applicant withdrew. The remaining applicant, Candace Roeder, provided an overview of her qualifications and experience to the Board.

Director Brown moved to approve Resolution 25-17 Appointing Candace Roeder to Fill Vacancy on Board of Directors. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: None. The motion carried.

Following her appointment to the Board, Ms. Roeder took the Oath of Office.

DIRECTOR REPORTS

There was no update for this agenda item.

GENERAL MANAGER'S REPORT – GEARY

GM Geary provided the following report:

- Presented the Wood Energy Facility (WEF) project at the Forest Biomass Residuals from Wildfire Reduction, Forest Health, and Agricultural Activity for Beneficial Use Meeting

FIRE DEPARTMENT – GIBEAUT

Fire Chief Jason Gibeaut provided the following report:

- Chief Gibeaut took questions from the Board about burn piles, schedules, and future plans for forest fuels in relation to the WEF
- The LAFCO consultant for the MSR study indicated the first report for the review should be available in November. LAFCO will receive the report prior to distribution to individual agencies.
- The NFD responded to a small structure fire possibly caused by a bear
- Hosted a meeting at Station 32 for regional fire chiefs
- After discussion with Director Forni, Chief Gibeaut agreed to have Fuels Management draft an article for the NPOA newsletter providing information regarding burn piling.

PUBLIC WORKS REPORT – MARTIN/EVANS

Director of Public Works (DPW) Martin and Utility Operations Supervisor (UOS) Shaun Evans provided the following report:

- Operations staff responded to a late-night water main break. The crew was able to prevent a catastrophic depletion of a tank by responding in a timely manner.
- DPW Martin and UOS Evans provided the Board with a presentation on the recent Rocky Point water main repair.
- DPW Martin reported on progress for the Martis Valley Trail Segment 3F project.

CLOSED SESSION PURSUANT TO AGENDA ITEMS 9 THROUGH 11 – 10:30 A.M.

The Board adjourned to closed session regarding the following:

- Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) - One potential case.
- Pending litigation pursuant to Government Code Section 54956.9(d)(1)
 - Northstar Community Services District v. Mountainside California 2, LLC et al. Placer County Superior Court Case No. S-CV-0051848
 - Community Facilities District No. 1 of the Northstar Community Services District v. ACM Northstar et al. Placer County Superior Court Case No. S-CV-0042801
 - Community Facilities District No. 1 of the Northstar Community Services District v. Mountainside California 2, LLC et al. Placer County Superior Court Case No. S-CV-0043081
- Personnel Matters (Government Code Section §54957(b)(1)). Public Employee Performance Evaluation - Position Title: General Manager

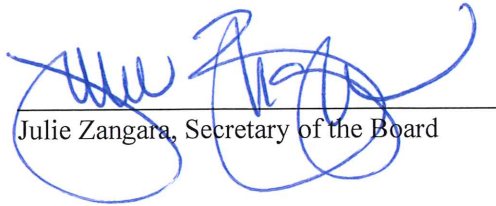
REGULAR MEETING RESUMED – 12:41 P.M.

President Radanovich stated there was no reportable action taken during Closed Session.

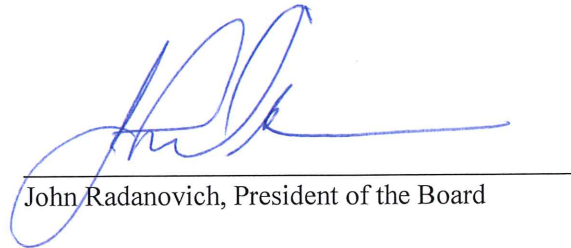
ADJOURNMENT:

The meeting adjourned at 12:42 P.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



John Radanovich, President of the Board