



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 JANUARY 21, 2026 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Radanovich called the meeting to order at 9:00 A.M. Wednesday, January 21, 2026. The Pledge of Allegiance and roll call followed.

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

DIRECTORS ABSENT: **None**

STAFF PRESENT: **Geary, Gibeaut, Martin, Zangara, Plexico, Evans**

OTHERS PRESENT: **Gene Roeder, Tim Fulton, Austin Cho, Allison Burns, Tara Schoedinger**

PUBLIC COMMENT

There was no public comment.

CONSENT CALENDAR

Director Forni moved to approve the following consent calendar items:

- a. Approval of Claims and Demands – Paid and Unpaid

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

RECURRING BUSINESS

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

Gene Roeder provided the following report for NPOA:

- Three major projects ongoing or planned: Women's locker room remodel, expanding the deck between the fitness center and game room, and redoing the parking lot
- Preparing for the audit
- Next NPOA board meeting scheduled for February 21

NORTHSTAR CALIFORNIA/VAIL UPDATE

Tara Schoedinger provided the following report for Northstar California/Vail:

- Quick ramp up to the season with strong visitation over MLK holiday weekend
- Preparing for President's Week
- Mountain is 100% open
- Meeting with Placer County Supervisors about highway 267 egress

TAHOE-TRUCKEE SANITATION AGENCY (T-TSA) UPDATE

T-TSA provided the Board with a written summary of their recent board meeting. General Manager (GM) Mike Geary reviewed the summary with the Board.

NEW BUSINESS

APPOINTMENT OF NEW MEASURE U CITIZENS OVERSIGHT COMMITTEE MEMBER

Secretary of the Board (SotB) Julie Zangara stated Measure U Citizens Oversight Committee (MUOC) Member Dan Kassabian had previously expressed a desire to resign from the MUOC. The MUOC bylaws state the Board is responsible for appointing a new subcommittee member by application and per recommendation by the MUOC resigning member and upon review by the Fire Chief and General Manager. The District received an application for a new committee member. The applicant, Dan Cox, received the approval from Fire Chief Jason Gibeaut and General Manager (GM) Mike Geary.

Director Forni moved to appoint Dan Cox to Measure U Citizens Oversight Committee. Director Ives seconded; roll call was taken. Yes: Directors Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: Brown. The motion carried.

Director Brown arrived at 9:24 A.M.

STRATEGIC PLAN STAFF & BOARD WORKSHOP PLANNING

GM Geary reviewed the purpose and scope for the Strategic Plan workshop and reviewed anticipated additions to the Strategic Plan. Staff sought proposals from contractors for the workshop and received three proposals from qualified consultants. GM Geary stated the intention of staff to select the consultant best suited to the District's current needs.

In addition to the workshop, GM Geary stated the four target audiences to be surveyed. The target audiences are as follows: Board & Executive Leadership, District staff, Northstar property owners, and Martis Valley Water System customers.

The feedback provided by the surveys will help to prioritize items incorporated into the updated Strategic Plan.

DIRECTOR REPORTS

There were no updates for this agenda item.

GENERAL MANAGER'S REPORT – GEARY

GM Geary provided the following report:

- Met with direct reports
- Met with Accounting Manager (AM) Cheryl Plexico and representatives from James Marta & Co. about the financial audit
- Coordinating with Eastern Placer Future representatives for individual meetings with Directors

FIRE DEPARTMENT – GIBEAUT

Fire Chief Jason Gibeaut provided the following report:

- Eastern Placer County fire departments have completed review of the first draft of Placer County Local Agency Formation Commission's (LAFCO's) Municipal Service Review (MSR)
- Working on a trail marking system to incorporate along the Martis Valley Trail (MVT) to assist the public with determining location in the case of an emergency
- The County is updating their Local Hazard Mitigation Plan (LMHP) which is a strategic, multi-jurisdictional document that identifies natural hazards—such as wildfires, floods, drought, and severe weather—and outlines actions to reduce long-term risk to life and property. It enables

the County to qualify for FEMA mitigation grants. The District has completed its annex which will be included in the larger LMHP document.

- Discussed the potential for extending the final curbside pickup date based on homeowner requests to the Board President.

PUBLIC WORKS REPORT – MARTIN/EVANS

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

- DPW Martin stated bid documents are being prepared for the Wood Energy Facility (WEF) and the District expects to publicly bid the project in February or March
- The District's motor grader experienced an oil pump failure during snow removal operations. The grader has been shipped to Reno for a warranty repair.

ADMINISTRATIVE REPORT – ZANGARA

SoTB Zangara provided the following report:

- Ethics training for Board members and management will be scheduled following the February Board Meeting
- California Senate Bill 827 will require Board members and some management to take additional fiscal/financial training every two years
- Working to update job descriptions for Administrative employees
- AM Plexico completed the upload of required documentation and reporting to the auditors for Fiscal Year 2025

CLOSED SESSION PURSUANT TO AGENDA ITEMS 12 THROUGH 13 – 12:18 P.M.

- 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

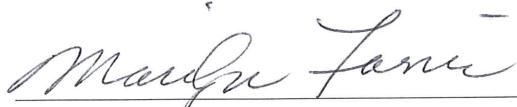
REGULAR MEETING RESUMED – 11:22 A.M.

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

ADJOURNMENT:

The meeting adjourned at 11:23 A.M.

Respectfully submitted,


Marilyn Forni, Vice President of the Board


Julie Zangara, Secretary of the Board