



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 SPECIAL MEETING
OF THE BOARD OF DIRECTORS
MARCH 25, 2026 – 9:00 A.M.
900 NORTHSTAR DRIVE**

Vice President Forni called the meeting to order at 9:00 A.M. Wednesday, March 25, 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: **Tara Schoedinger, Michael Manduca, Austin Cho**

PUBLIC COMMENT

There was no public comment.

CONSENT CALENDAR

Director Brown moved to approve the following consent calendar items:

- a. February, 2026 Special Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid

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

RECURRING BUSINESS

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

There was no update for this agenda item.

NORTHSTAR CALIFORNIA/VAIL UPDATE

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

- Low visitation during warm spell
- Mountain remaining open a day to day decision
- Grooming team is working magic to keep the mountain open until closing day
- Closing day currently scheduled for April 12

NEW BUSINESS

AUDIT PRESENTATION BY JAMES MARTA & CO

Director of Finance & Accounting (DFA) Cheryl Plexico introduced Michael Manduca from James Marta & Co. to the Board. Mr. Manduca provided the Board with an overview of the audit performed for Fiscal Year 2024-25. Mr. Manduca stated that the auditor's opinion is unmodified, which means the District's

audited financial statements fairly represent the financial position of the District. Mr. Manduca reviewed the financial standing of the District for Fiscal Year 2024-25 and took questions from the Board.

INSURANCE SERVICES OFFICES (ISO) – NORTHSTAR FIRE DEPARTMENT RETROGRESSION

Fire Chief Jason Gibeaut stated an ISO rating is a score assigned by the Insurance Services Office (ISO) to a community's fire department on a scale of one to ten. The rating is used by insurance companies to help determine premiums for properties in the area. A lower number represents a higher safety rating, and the highest number represents an area not meeting the minimum requirements. The Northstar Fire Department (NFD) was recently audited by ISO. In response to the NFD's financial demands, required staffing minimums, and an inability to use the NFD's ladder truck in various locations throughout the District, the ladder truck was sold in 2024. Due in large part to the sale of the ladder truck, the NFD's ISO rating will drop from a two to a three. The difference between a two and a three, according to the ISO, is negligible, and insurance premiums remained neutral in other communities who received a similar reduction in rating.

DIRECTOR REPORTS

There were no updates for this agenda item.

GENERAL MANAGER'S REPORT – GEARY

General Manager (GM) Geary provided the following report:

- Met with direct reports
- Continues to work with Chief Gibeaut on the Municipal Service Review (MSR)
- Attended the Monthly General Managers meeting
- Met with Utility Operations Department staff
- Met with Administrative Department staff

FIRE DEPARTMENT – GIBEAUT

Chief Gibeaut provided the following report:

- Chief Gibeaut informed the Board about a regional effort for Northern Nevada/Tahoe-Truckee to produce a Tahoe-Truckee helicopter rescue program. The initiative would allow for a helicopter to be regionally stationed 24/7, 365 - providing initial attack and emergency capabilities.

PUBLIC WORKS REPORT – MARTIN/EVANS

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

- DPW Martin stated the Wood Energy Facility (WEF) project has gone out to bid:
 - Pre-bid meeting held on March 25th
 - April 15th Board Meeting the Board should anticipate an award of bid
 - Grant sources for the project are being exhausted
 - ITC funding will become available after the District has funded the project
 - Boiler equipment is due to be delivered in August
 - Planning permit was approved by Placer County
 - A new manufacturer will be providing the building package to meet the deadline
- UOS Evans stated the Operations crew was working on cleaning up from winter in anticipation of shift to spring and summer season, but staff is prepared to handle any late season storms

ADMINISTRATIVE REPORT – ZANGARA

SoTB Zangara provided the following report:

- First draft budget worksheets have been distributed to staff for population
- Four Director seats will be up for re-election in November, filing information will be provided to the Directors with terms expiring in the coming months
- The Property & Liability Insurance estimate for Fiscal Year 2026-27 indicates stabilization in the market with a minimal increase expected
- Workers' Compensation Insurance estimate anticipates a more significant increase directly related to claims filed on behalf of employees of the District

CLOSED SESSION PURSUANT TO AGENDA ITEMS 12 THROUGH 14 – 10:17 A.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
- Personnel Matters (Government Code Section §54957(b)(1)). Public Employee Performance Evaluation - Position Title: General Manager

REGULAR MEETING RESUMED – 11:11 A.M.

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

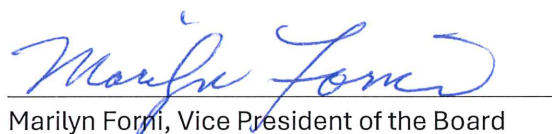
ADJOURNMENT:

The meeting adjourned at 11:12 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



Marilyn Forni, Vice President of the Board