Cameron Estates Community Services District Minutes

Regular Meeting: Thursday, January 15, 2026 7:00 p.m.
Light of the Hills Lutheran Church, 3100 Rodeo Road, Cameron Park
Education Building - Multi-Purpose Room

1. **Call to Order/Roll Call:** Director Richard Thomson, Director Peter Reese, Director Thomas Panages, Director Will Carter, Director Charles King.
   President Thomson called the meeting to order at 7:00 p.m. Board Secretary, Joy Reggiardo, conducted roll call. Director Thomson, Director Reese, Director Panages, and Director King were in attendance. Director Carter was absent. The Board Secretary recorded the minutes.

2. **Approval of Agenda**
   Board Discussion
   Director Thomson motioned to suspend the regular Agenda and add new Agenda item #9: Marble Valley Ad Hoc Committee. Director King seconded. All Directors voted aye.

3. **Election of Officers**
   The Board of Directors of Cameron Estates CSD is required to elect a President and Vice President for the upcoming 2026 year.
   - ***Attachments:*** *CECSD Policy and Procedure Number 4040: Duties of Board President, CECSD Policy and Procedure Number 4050: Duties of Members of the Board, CSDA Info, What is a Special District.*

   Board Discussion/Public Comment/Board Action
   Director Panages motioned to appoint Director Richard Thomson as Board President. Director Thomson seconded. All Directors voted aye.

   Director Thomson motioned to appoint Director Reese as Vice-President. Director King seconded. All Directors voted aye.

4. **Consent Calendar** (all items on the Consent Calendar are to be approved by one motion unless a Board Member requests separate action on a specific item).
   a. **Approval of Minutes:** Regular meeting November 20, 2025
      - ***Attachments***: *Minutes – November 20, 2025*

   b. **Financial Reports:** Accepted from El Dorado County for November 30, December 31, 2025
      - ***Attachments:*** *Revenue and Expenditure Report; General Ledger, November 30, December 31, 2025*

   c. **Approval of Bills:** Vouchers: November 20, December 3, 4, 18, 2025, January 5, 6, 2026
      - ***Attachments***: *Vouchers: November 20, December 3, 4, 18, 2025, January 5, 6, 2026*

   Board Discussion/Public Comment/Board Action
   Director Thomson motioned to approve all items on the consent calendar. Director Reese seconded. All Directors voted aye.

5. **Appointment of Standing Committees**
   Per CECSD Policy and Procedure 4060.1 - 4060.3, the Board President shall appoint CECSD Directors for the standing committee members for 2026, and per Policy and Procedure 4040.4.3, the Board will ratify the appointments.

a. **Road Committee Chair:** A chair and committee member shall be appointed by the Board President to the Road Committee. The Road Committee will determine the condition of district roadways for 2026.
b. **Budget Committee:** A chair and committee member shall be appointed by the Board President for the Budget Committee. The Budget Committee is responsible for the creation of the CECSD budget for the 2026– 2027 fiscal year.
   - ***Attachments****: CECSD Policy and Procedure Number 4060: Committees of the Board of Directors.*

Board Discussion/Public Comment/Board Action

Director Thomson motioned to appoint Director Panages as Road Chair. Director King seconded. All Directors voted aye.

Director Thomson motioned to appoint Director Reese as member of the Road Committee. Director Panages seconded. All Directors voted aye.

Director Thomson motioned to appoint Director King as Budget Chair and himself as member of the Budget Committee. Director Panages seconded. All Directors voted aye.

6. **Schedule of Board Meetings for 2026**

The Board of Directors shall authorize the Board meeting schedule for the 2026 year.

- ***Attachment****: 2026 Board of Directors Meeting Schedule*

Board Discussion/Public Comment/Board Action

Director Thomson motioned to approve the 2026 Board of Directors Meeting Schedule. Director Reese seconded. All Directors voted aye.

7. **Approval of General Manager Services for 2026**

The Board of Directors of Cameron Estates CSD must authorize the continuation of the position and duties of the General Manager/Secretary for the 2026 year.

- ***Attachment****: None*

Board Discussion/Public Comment/Board Action

Director Thomson voted to approve the continuation of General Manager services for 2026. Director King seconded. All Directors voted aye.

8. **CECSD Road Work**

The Board will discuss road work projects and report on the work done since the November meeting.

- ***Attachment****: None*

Board Discussion/Public Comment/Board Action

The General Manager spoke about the Veerkamp bid for asphalt repair on Flying C Ct., Fallen Leaf and Brookside. All three of the areas were too big to have the handyman patch, and two showed dirt in the potholes. The Bid also repaired damage on Lariat Drive from previous storms, and deepened and extended the rip rap in the ditch on Cameron Road. The Directors discussed whether to patch Brookside or pave the section at the end where the garbage trucks turned around. The General Manager spoke about the Wilsons Asphalt Bid to add two new stop signs on Lariat and paint the limit lines. The Board discussed whether to add the new stop sign at the Loop or to just add the stop sign near Ridgepass. Director Panages had reservations about adding the stop sign at the Loop, and Director King thought it might slow the drivers down a bit.

Director Thomson motioned to approve Wilsons Asphalt Stop Sign and Limit Line Bid with option 1, (re-bend stop sign) for $2,300. Director Reese seconded. Director Thomson, Director Reese, & Director King voted aye. Director Panages voted no.

Director Reese motioned to approve Doug Veerkamp Engineering Bid #26-TW-003 minus option 3 (which patched Brookside) for $59,938.00. Director King seconded. All Directors voted aye.

9. <u>Marble Valley Ad Hoc Committee</u>
Per CECSD Policy and Procedure 4060.7, the Board President will appoint two Directors to an Ad Hoc Committee in the matter of Marble Valley (and Lime Rock Valley) Project to gather information and act on behalf of the District.
    - ***Attachment****: None*

Board Discussion/Public Comment/Board Action
The Board discussed the Marble Valley Project and the need for the Ad Hoc Committee to gather information to help stop the developers. During Public Comment, a resident spoke about his experiences with another big developer in a nearby rural area, and the traffic congestion caused by the new construction. The resident wanted to be a part of the Ad Hoc Committee to help stop the Marble Valley project.

Director Thomson motioned to appoint Director King and Director Reese from the Board, and residents Angela Johnson, Calvin Park, and Kevin Longhofer to a Marble Valley (and Lime Rock Valley) Ad Hoc Committee. Director Reese seconded. All Directors voted aye.

Director Thomson motioned to transfer $25,000 from the Contingency object code to the Legal object code in the 2025/2026 CECSD Budget. Director Panages seconded. All Directors voted aye.

10. <u>Open Public Forum</u>
The Public has the opportunity to comment or voice an opinion on subject matter relevant to CECSD Business that is not already on the Agenda as an Agenda item. Please know that the Board wishes to hear from the public on matters relevant to District business and authority. However, this cannot be a discussion between the public and the Board. If you have a question or comment, please address the Board President.
A resident spoke about the flooding on Cameron Road near Longview. The General Manager said this area was an item on the Veerkamp Bid just approved by the Board.

11. <u>Director and Staff Reports</u>
Directors and staff may make brief announcements or reports for the purpose of providing information to the public or staff, or to schedule a matter for a future meeting. The Board cannot take action on any item not on the agenda.
    a. **Directors Reports**
    President Thomson handed out the Road Assignments for 2026. The General Manager requested the addresses of trees and bushes that need to be trimmed. Director King stated that he found a tree company that offers reasonable prices to help with District maintenance. Director Panages found a website that advertises RV and boat storage in the Estates. Director King volunteered to find out more about the site since that was a commercial use of land.
    b. **General Manager's Report**
    The General Manager stated that the mini storage gate keypad is failing. It will be replaced shortly. E.I.D. plans to trench our streets for the high-pressure sewer line soon.

They have no plans to pave the whole street: only half of the street. Director Reese volunteered to go to the next E.I.D. meeting. The General Manager said the culvert on Strolling Hills by the Safeway entrance has failed and will need to be replaced when E.I.D. paves the street. The Directors said we need to film our streets with a drone prior to the E.I.D. construction work. The General Manager reminded the Directors to fill out their Form 700 and will send out information to the Directors about their term expiration, since some of the Directors will term out in December.

Adjournment

The meeting was adjourned at 8:57 p.m.

Next Regular Board Meeting March 19, 2026