

**WALLACE COMMUNITY SERVICE DISTRICT**

P.O. BOX 398  
Wallace, CA 95254

MINUTES

Regular Meeting of Board of Directors

December 8, 2005

Meeting Place:

Mark Fusselman's Barn, 9500 Wallace Lake Drive, Wallace, CA 95254

**1. ROLL CALL**

Scotty Reiswig called the meeting to order at 7:04 PM. Directors present were Scotty Reiswig, Charles Cantoni, Mark Fusselman, Cathryn Jackson, and Larry Howen. Also present were newly elected Board Member Bill Pugh and Gary DeJesus, Facilities Manager.

**2. APPROVAL OF MINUTES**

Special Meeting minutes dated 10/20/05 were reviewed and approved as corrected. MSP (5-0)

Regular Meeting minutes dated 11/10/05 were reviewed and approved as corrected. MSP (5-0)

**3. ACTION ITEMS**

**A. Seating of new Director Bill Pugh and Oath of Office.** Director Cathryn Jackson gave the oath of office to newly elected board member William Pugh.

**B. Election of Officers.** Election of officers for a one (1) year term. Scotty Reiswig was unanimously elected to serve as President and announced the appointment of Cathryn Jackson as Treasurer and Charles Cantoni as Vice President. Mr. Reiswig announced that more duties for the individual board members would be announced at the January regularly scheduled meeting.

**C. Board Motion to discontinue Temporary Water and/or place tax lien on delinquent utility accounts.** The board discussed the possible discontinuation of temporary water service. Director Jackson stated that there were currently 13 temporary water connections and 83 permanent water connections. Ms. Jackson proposed that developers/builders receive water meters at the same time their septic system is approved by the facilities manager. Gary DeJesus is going to lock water on all empty lots to insure that builders must come to the District for all appropriate forms and pay all necessary fees. Gary DeJesus said that metering the water sooner would make his water audit more correct and reduce un-metered water volumes. Scotty Reiswig recommended that the Board and Mr. DeJesus investigate this further and report at the next regular meeting.

Cathryn Jackson notified the board that there are several temporary water connections that will be disconnected for non-payment. Scotty Reiswig requested a list of those be prepared so that a 10-day notification can be prepared for his signature.

- D. Adopt Tres Lagos Will Serve Agreement– Foundation Homes.** The Tres Lagos’s Will Serve Agreement for 27 system hook-ups was discussed. The developer’s representative, Mr. Lynn Smith, questioned the stated assessment charge of \$800 per year per parcel. An audience member, Larry Howen, asked the board how they had arrived at the \$800 figure. Board President Scotty Reiswig stated that \$800 was the number discussed and that it was what was in the Agreement that the board would be voting on. Upon motion made and seconded, the board approved the Tres Lagos Will Serve Agreement. MSP (5-0).
- E. South Shore Water Treatment Project (EBMUD).** Director Cantoni reported on his attendance at a meeting held at EBMUD facilities proposing to bring EBMUD ground water to the Wallace/Burson area. It was suggested at the EBMUD meeting that WCSD wells could be used as a reserve facility in place of a reservoir. Facilities manager Gary DeJesus suggested that WCSD take a more active role in the process because it was important to get a more viable source of water in the future.
- F. Adopt Final Will Serve Application: Ordinance No. 2005-4.** The Draft Will Serve Application Ordinance was discussed. Under the current draft of this ordinance, the board will need a resolution to establish fees. There was discussion about the procedures, especially as they apply to accounting. Director Cantoni presented a copy of the draft ordinance with some suggested corrections. It was clarified that the Will Serve Letter is the first step in the process followed by a Will Serve Agreement and in some cases a Mainline Extension Agreement. The letter format will be worked on further for the next meeting by Charles Cantoni.
- G. Review SB135: Amendment to Street & Open Space Ordinance 98-01: Code Enforcement Procedures.** Scotty Reiswig stated that the new board members needed to get up to speed on these issues and that he did not believe the board was ready to take action on this item. Cathryn Jackson reported that the registered letter reminding residents and lot owners of the street and open space Ordinance had been sent out and she presented the Board with sample ticket books. She stated that she was seeking the Board’s commitment and approval because she felt that a delay would hurt the credibility of the District.
- H. Authorize Board President to negotiate Campora’s usage fees and use District Counsel.** The Board President is authorized to negotiate with Campora. WCSD owns the propane lines and Campora is responsible for maintenance. Since the District does not want to incur further gas line liability, the developers of Tres Lagos were reminded that they must negotiate separately with Campora. Mr. Campora, present at the meeting, asked if the District would be giving them a letter of approval to serve other subdivisions within the District’s scope of influence. An audience member, Larry Howen, asked if the board’s direction was in conflict because Lot 106 was part of Wallace Lake Estates as established in the original formation documents. Director Cantoni will research this issue.

- I. **Recommendations for changes to District Governance Binder & Policies.** There was a discussion on several items in the guidelines. A suggestion was made that draft minutes from the last meeting be made available as soon as possible as a guide to help minimize legal costs involved with more than one member of the board contacting professional services for the answer to the same questions. The Board adopted the Governance Guidelines as corrected. MSP (5-0)

#### 4. **FACILITY MANAGER'S REPORT**

Mr. DeJesus gave his Facility Manager's Report. Sewer codes need to be updated, as they still reflect the \$18 per month charge. There was a lengthy discussion about metered sewer rates for commercial customers and the need for back flow devices on commercial customers' premises. Gary DeJesus was directed to write a letter to the owner of Rosetti's requesting that they fix the storm water leak into their system before any adjustment of sewer rates would be implemented. Gary is going to investigate obtaining the correct forms to inspect the other commercial facilities and require installation of back flow devices. The board decided that it wishes to stay with the established ratio system for commercial sewer charges.

Trammell Construction has affected some repairs on the road damage on Goshawk Court and Mr. DeJesus will inspect it.

Mr. DeJesus stated that he was going to supply a schedule to the regional Water Quality Control Board that would satisfy the requirements of the citation.

He informed the Board that his time sheet would now contain a break down of hours spent that should be billed to the outside developers.

Mr. DeJesus committed to dealing with the weed problem.

#### 5. **APPROVAL OF BILLS FOR PAYMENT**

Check #3303-3324 totaling \$14,250. After a discussion about cost overruns and a statement by Treasurer Cathryn Jackson that a half-year budget variance analysis will be presented to the board at the next meeting, the Directors approved the bills. MSP (5-0)

#### 6. **COMMITTEE REPORTS**

**Gate Committee Report:** Bill Pugh reported that the back gate had blown off twice and that the shield must be removed to prevent this. The cost for removing this and repainting the gate is \$500. Work will begin this week.

**Lake Committee:** Larry Howen will take over as chairman of the Lake Committee. Scotty Reiswig said the holes in the dam will be filled soon and Mr. Johnston will be billed for District expense.

7. **PUBLIC COMMENT** – None.

8. **CORRESPONDENCE** – None.

9. **DIRECTOR’S COMMENTS**

Director Cantoni mentioned his website and it was suggested that the web address be added to the bottom of the water bill so residents are informed. Mr. Cantoni said the board should consider what was appropriate for posting. An audience member, Larry Howen, said that there should be a disclaimer stating that the website was unofficial.

Scotty Reiswig discussed the builder on Lot 41 and the appropriate action to allow access to open space. The Board concurred that a \$5,000 deposit would be charged and refunded at the completion of the project after inspection for damages and any necessary repairs were completed.

Cathryn Jackson made an emergency motion to add two directors with signatory authorization for district financial transactions. MSP (5-0)

President Scotty Reiswig and Vice President Charles Cantoni were added as signers. MSP (5-0)

10. **ADJOURNMENT TO NEXT REGULAR MEETING THURSDAY, JANUARY 12, 2006**

The meeting was adjourned at 11:15 PM

[Respectfully submitted,](#)

---

Lisa Stuart, Clerk  
[WALLACE](#) COMMUNITY SERVICES DISTRICT

---

Lowell “Scotty” Reiswig  
President