Gold Mountain® Community Services District
Water - Sewer - Fire Protection

Gold Mountain Community Services District

AGENDA

Regular Meeting
July 17, 2026 10:00 AM

Director Joan Zappettini will be joining this meeting via zoom from Yuba City

150 Pacific Street, Portola, CA 96122
https://www.gmcsd.org/
https://us02web.zoom.us/j/88130503990?pwd=HLIctuvLzbbDolaA4MN735EK7gopeM.1

Board of Directors
President Patricia Ryan • Vice President Kathy Kogge • Director Shaun Pairish • Finance Director Rene St. Pierre • Director Joan Zappettini

Administrative Staff
General Manager/Board Secretary Skyler Allingham • Office Administrator Kati Campbell • Fire Services Coordinator Bill Robinson

RULES AND PROCEDURES OF THIS BOARD

Any person desiring to address the CSD Board on any item not on the Agenda may do so during the public comment period of the meeting. The public is asked to limit comments to three minutes. The Board will also allow for 3-minute public comments between each agenda item.

Please direct your email comments to the CSD at info.gmcsd@gmail.com. Members of the public may submit their comments in writing to be included in the public record. Copies of agenda reports or other written documentation relating to each item of business referred to on this agenda will be available on the District's website at www.gmcsd.org. If you have any questions on any agenda items, contact the CSD at 530-832-5945.

REASONABLE ACCOMMODATIONS

In compliance with the Americans with Disability Act, if you are a disabled person and you need disability-related modifications or accommodations to participate in this meeting, then please contact District Secretary at 530-832-5945. Request must be made as early as possible, and at least one full business day before the start of the meeting

1. **Call to Order**
   A. Roll Call

2. **Public Comments**

☑ **Discussion** 💬 **Comment**

Pursuant to Government Code Section 54954.3, members of the audience may address the Board on any agenda item before or during the Board's consideration of the item. The District allows a maximum of three (3) minutes for each speaker.

3. **Consent Agenda**

☑ **Discussion** ☑ **Possible Action** 💬 **Comment** **View Item**

These routine items are expected to be acted upon at one time without discussion. Any Board Member, staff member or interested public party may request that an item be removed from the consent calendar for discussion

A. Minutes from June 19th 2026 board meeting

B. Minutes from July 9th 2026 special board meeting

4. **May 2026 Financial Reports**

☑ **Discussion** ☑ **Possible Action** 💬 **Comment** **View Item**

Review, discuss, and approve May 2026 Financial Statements

5. **Nakoma Resort Billing for Water and Sewer**

☑ **Discussion** ☑ **Possible Action** 💬 **Comment** **View Item**

GM Allingham to update status

A. Review, discuss, and take possible action on Commercial Water and Sewer Billing errors. GM Allingham to present "In-Kind Project" as possible offset to monies owed to GMCSD.

B. Review, discuss, and take possible action on Nakoma request for reduction of Sewer Charges for Maintenance Building retroactive to FY2022.

   Staff recommends continuing to August meeting as sewer meter was installed earlier this week and would prefer having 1 month of data.

C. Review, discuss, and take possible action on Nakoma Resort request for reduction of Water Charges for Clubhouse (Lodge) and Maintenance Yard retroactive to FY2022.

6. **Hansford Consulting Update on Funding Sources for the WWTP and Capacity Fees**

☑ **Discussion** ☑ **Possible Action** 💬 **Comment** **View Item**

Review, discuss with possible action, presentation from Catherine Hansford.

A. Funding sources for Wastewater Treatment Plant (WWTP).

B. Capacity Fees

7. **Update on Legacy Propane System**

☑ **Discussion** ☑ **Possible Action** 💬 **Comment**

Updated shutdown status of system from meeting(s) with Board President Ryan, GM Allingham, and Dan Gallagher, VP of Development, Schomac Group.

8. **GMCSD Fire Tax**

☑ **Discussion** ☑ **Possible Action** **Comment** **View Item**

Review, discuss GMCSD Fire Tax.

A. Review and discuss possible reduction in GMCSD Fire Tax.

B. Review, discuss, and possible approval of Annual Fire Tax resolutions. The 2% increase would become effective for the December 2026 and April 2027 tax bills.

(1) Resolution 2026/27-01, CONFIRMING A FIRE TAX RATE INCREASE FOR THE 2026-27 TAX YEAR

(2) Resolution 2026/27-02, REQUESTING COLLECTION OF FIRE ASSESSMENT CHARGES ON TAX ROLL

(3) Authorize staff to submit appropriate documentation to Plumas County

9. **Adoption of the Plumas County Hazard Mitigation Plan with appendicies.**

☑ **Discussion** ☑ **Possible Action** **Comment** **View Item**

Review , discuss, and possible action. Adoption by all participating jurisdictions required by Federal Emergency Management Agency (FEMA). Resolution presented generated using template/sample provided by Plumas County Office of Emergency Services.

10. **Policy #4205, Board Meeting Agenda**

☑ **Discussion** **Comment** **View Item**

Review, discuss, and take possible action on Policy #4205, Board Meeting Agenda..

11. **Staff Reports**

☑ **Discussion** ☑ **Possible Action** **Comment** **View Item**

A. General Manager

B. Office Administrator: Reviewing Policy # 1035, Conflict of Interest, Plumas County Office of the County Counsel requires additional documentation before board reviews and approves any amendments. Will present to the board in the August 21st board meeting.

Board may need to have "special" one agenda item meeting dependent on delinquencies.

12. **Committee Reports**

☑ **Discussion** ☑ **Possible Action** **Comment**

A. Executive

B. Finance

C. Community Wildfire Prevention

D. Firewise

E. Policy Review

13. **Reports from Directors**
    ☑ **Discussion** **Comment**

14. **Adjournment**

Posted 9:53 am on July 14, 2026

9:53 am July 14, 2026