

De Luz

Community Services

District

Board Of Directors

Charles Bowman
Paula Carroll
Robert D'Alessandri
Gina Rawson
Debbie Roberts

General Manager

James E. Emmons

MINUTES
REGULAR MEETING
OF THE BOARD OF DIRECTORS
September 17, 2025
6:00 p.m.

A. CALL TO ORDER & ROLL CALL

This regular meeting of the Board of Directors of the De Luz Community Services District was held at the DLCSD office, 41606 Date Street, Suite 205, Murrieta, CA on September 17, 2025. The meeting was also held electronically by Zoom. The meeting was called to order by President Roberts at 6:00 p.m. Those present at the meeting were as follows:

Directors Present:

Debbie Roberts, President
Charles Bowman, Vice President
Robert D'Alessandri, Treasurer
Paula Carroll, Director
Gina Rawson, Director

Staff Present:

James Emmons, General Manager/Secretary
Ward Simmons, General Counsel
Matthew Crim, Deputy District Engineer
Theresa Snyder, Finance Manager
Isabel Gavidia, Administrative Assistant
Nicholas Gieseman, Field Supervisor
Dane Carroll, Field Worker

The flag salute was led by President Roberts.

B. SHERIFF:

Deputy Mata presented the Sheriff's Report and provided an update on recent law enforcement activities. He highlighted several notable calls for service throughout the district, including incidents of theft and fraud. He also continues to conduct welfare checks on shut-in residents. Deputy Mata provided an update on the Via Tornado fire while some homeowners were required to evacuate for their safety. He expressed gratitude to the De Luz Community Services District maintenance crew for their assistance in evacuating residents. Fortunately, after a few hours, the fire was contained, and there were no reported injuries.

C. PUBLIC COMMENT:

Resident Leslie Brown addressed the board, offering her insights and expressing her commitment to positively impact the community. She expressed her enthusiasm for collaborating with the board, highlighting her readiness to contribute in any way necessary to achieve shared goals.

D. LEGISLATIVE TOPICS:

Syrus Devers, District Legislative Advocate reported he is still working on the Fish and Wildlife and Electric Vehicle issues. He explained the impact of the new electric vehicle regulations and his efforts to gain an exception for De Luz.

E. INFORMATION ONLY:

The statement of Investment Policy and the Financial Statements were received by the Board.

F. CONSENT CALENDAR:

Motion was made by Bowman, seconded by Carroll to approve the Consent Calendar as follows:

1. Minutes of the August 20, 2025 Regular Board Meeting
2. General Fund Claims for August 2025
3. Sheriff's Special Tax Claims: August 2025
4. Purchase Order No(s): None

AYES: Carroll, D'Alessandri, Rawson, Bowman, Roberts

NOES:

ABSENT:

ABSTAIN:

The motion was approved 5-0.

G. ROADWAY REHABILITATION

Deputy District Engineer Crim stated the Engineering Committee have agreed Sycamore Mesa and Calle Capistrano as roadways most in need of significant pavement rehabilitation Director Bowman reported that the Committee recommends undertaking both locations at the same time for financial economies. It was concluded the Committee will start the bidding process early next year. He noted that the Finance Committee is actively investigating potential funding sources for this project and will reach a conclusion soon.

H. ROAD MAINTENANCE/FIELD CREW REPORT

Maintenance Supervisor Gieseman reported on asphalt repairs on Calle Capistrano, Sandia Creek and Via Horca. He reported weed abatement on Terrano Drive and El Camaron. He also reported on a tree down on Sycamore Mesa and on El Prado.

I. COMMITTEE REPORTS

ENGINEERING COMMITTEE REPORT

Director Bowman reported that most of the Committees report was given in Roadway Rehabilitation, Agenda item G.

FINANCE COMMITTEE REPORT

Director D'Alessandri reported that the Finance Committee met. He also noted they are still waiting on the FEMA to release the final funds for Sandia Creek/Via Vaquero project. He reported on investment returns and the process of the audit.

LEGISLATIVE COMMITTEE REPORT

President Roberts reported that updates were given by Syrus Devers, Agenda item D. There is no further information at this time.

J. GENERAL MANAGER'S REPORT

General Manager Emmons announced the annual picnic will be on September 27, 2025, and reminded everyone to RSVP if they plan to attend. He also reminded the Board of the upcoming meeting on October 8 at 1pm with Kosmont Financial Services.

K. LEGAL COUNSEL MATTERS

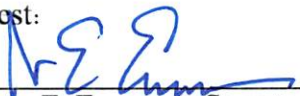
Legal Counsel Simmons reported there are no updates on Sandia Creek Winery. He also advised the board he couldn't find any exceptions on Form 470 and will need to be completed twice a year.

ADJOURNMENT

There being no further business, President Roberts adjourned the meeting at 7:00 p.m.


Debbie Roberts, President
De Luz Community Services District

Attest:


James E. Emmons, Secretary
De Luz Community Services District