

Ponderosa Community Services District

RESPONSIBLY PROVIDING PURE MOUNTAIN WATER AND EFFECTIVE SNOW REMOVAL

Minutes of meeting

Friday April 3, 2026

Present:

Directors: G. O'Neill, F. Ohnesorgen, M. Doty

Staff: T. Griesbach, B. Dolmovic, K. Klemcke, T. Harness, J. Robertson (via Google Meet)

Guests: M. Goldsmith

The meeting was called to order at 12:10 pm, followed by the flag salute. O'Neill welcomed the guest.

Comments from the Public

Communications

Emails from M. Goldsmith with several public record requests and a letter to the board regarding hiring procedures and oversight

Email from Bree Register with letter to the board requesting board review of staff decisions and actions

Email received follow up from Diane Ayers regarding development of family property and seeking connection to PCSD water system.

Acceptance of Minutes from the March 10, 2026 meeting

O'Neill moved to accept minutes as presented, Ohnesorgen seconded. There was no discussion. The motion carried unanimously.

Staff Reports

General Manager – Griesbach

Mr. Griesbach reported:

Submitted monthly labor report

Reported following March meeting, T. Harness is still employed with PCSD

Request the board to ratify his decision to increase the hourly pay for labor to \$30.00 hour. A brief salary survey of mountain communities showed this is on the low end for hourly compensation.

Conferred with Dolmovic that items on a long-standing to-do list never seem to get done because there is not enough man-power, therefore more hourly labor is required

- The board agreed unanimously to accept the general manager's decision to pay hourly workers \$30.00/hour (increased from \$28.50/hour), retroactive to the first day of the current pay period.

Met with Klemcke – recommend a camera for Summit tank that records the tank water level in real time, will require Starlink. Motion activated game cameras at well sites.

Consulted Employers Council about hiring someone with a criminal record – there are legal implications for discrimination based on criminal record.

Spoke with Matt Goldsmith about his concerns – assured him that a specific employee will not go onto Goldsmith's property while representing the PCSD.

Confirmed that all water meters, except 3, are in public right of way and not on private property.

Agreed that PCSD will attempt to advertise for on-call workers occasionally through various media outlets.

Received information that Dana and Tammy Stewart are selling their side-by-side vehicle for \$7500.00

Met with someone at the county to complete the Haz Mat plan – no longer maintained by the county, now maintained by the state. Kirk has been added as contact to complete the plan.

Obtained quote for a 5,000-gallon, poly tank to put at Lake well site. \$7800, installation 42-6200 for a total of \$12,000-15,000. Estimate for a new well \$45,000
Snow removal staff reported snow from driveways dumped onto Ponderosa subdivision roadways. The secretary can write a general letter that this is not allowed – the board may consider creating a policy about this – **place on agenda for next meeting**

Secretary – Robertson

Certified Water Operator – Klemcke

Monthly routine testing had no bad results

Only extra tests this year is a combination test for Radon 226 and 228

Request for asbestos to be postponed

Lead/copper now test every 3 years

Update on Radon situation – quote on equipment is 6-8,000. Will still need an additional storage tank – the positive is we gain a small amount of storage – the negative is increased electrical costs for a transfer pump.

Heaters have been turned off for the season.

Need to research if Lake well is on an easement or PCSD property.

Operations Manager report – Dolmovic

Water

Aspen – whole street blew up, leak at Holby Creek – this was a major leak that had been going on for some time

There seems to be another significant leak somewhere between Fox and Peppermint – will work on isolating the system to pinpoint the source.

Snow

Nothing really to add to the previous month's report about the damage to the snow blower and the amount of snow in a relatively short amount of time.

In response to a question – the county clears North Road to Aspen

The side-by-side Griesbach reported on is 4-wheel drive, has a winch and a trailer. \$7500 is a fair price

O'Neill moved to purchase the side-by-side from the Stewarts, Doty seconded. There was a brief discussion before the motion carried.

Treasurer's Report – Klemcke

There are new people on the auditor's side of the county financial offices.

Payroll report is not included in this month's treasurer report because the information has not yet been received from the county.

Water

735 used \$39,000 of \$87,000

740 used \$139,018 of \$221,000

- Klemcke confirmed that the heaters at the Lake well have been disconnected after finding the internal temperature at 73 degrees. The total electric bill for wells and the office was \$1,337 for the last month.

Noted the annual water insurance fee is \$18,000, which is an 18% increase. Also learned that Insurica requires a 6-month notice from us if we want to cancel insurance policy

Snow

Used \$90,885 of \$144,000

Dolmovic reported there is an expected invoice coming from McGregor welding for work on plow.

Treasurer reported that May 1 - \$3,000 due to Progressive

Northland carries our liability insurance for snow removal equipment – canceled our policy for non-compliance with a 2024-2025 audit that was not completed prior to Klemcke's tenure. He is working to resolve before the April 27th deadline.

In addition to the direct cost of repairing the snow blower there are additional costs for equipment rental and related expenses totaled approximately \$7,000 to \$8,000

O'Neill moved to accept the treasurer's report as presented. M. Doty seconded, and the motion carried unanimously.

Additional Reports

PPOA Liaison – Ohnesorgen

PPOA raised their dues from \$30 to \$50/year. The \$20 increase will go to the cover costs of the fire brigade. They also received \$2,000 from the Camp Nelson Ambulance Group, which they are hoping to use for the proposed helipad. Matt Doty is working on the 501c3 paperwork for PPOA. They are also planning to create a board of directors, including representatives from various community groups, to maximize funding opportunities.

US Forest Service Liaison – no one to report

Business items:

Ongoing items: *These will be completed as weather and time allow.*

Status updates:

- Gate for access road to Holby well site – completed! This will be removed from the agenda
- Funding opportunities for a new building to house district equipment and workshop

Old Business – *carry forward*

- Continuing discussion of Snow Removal rates: current rates related to cost of services, Proposition 218 public hearing requirements, working on justification requirement for rate of increase.

Note: New rates cannot become effective until July 1, 2027, for fiscal year 2027-2028.

*Education campaign public meetings are not subject to 45-day notice. – **effective dates updated to 2027***

- Grant for water system needs – O'Neill and/or Ohnesorgen to report
O'Neill plans to attend the Water Conference of the West in San Diego for one day, specifically Tuesday, to network and gain contacts, as the full four-day conference is costly. The full seminar is \$770 for non-members, while a one-day pass is \$510, though a \$20 exhibition hall entry was discussed. The board approved her request for gas reimbursement at \$0.725 per mile, along with reimbursement for food and conference receipts.
- Dianne Ayers is requesting the PCSD provide "will serve" letters for 3 parcels currently part of Kramer family property and are adjacent to the current Ponderosa subdivision.
" , parcel 1 is a 5.7-acre parcel zoned commercial. Parcels 2 and 3 are 3.4. and 3.5 acres respectively and are zoned Residential. Parcel 1 is located at intersection Hwy 190 and Aspen Dr which is behind the PPOA mail building (behind the logs). Parcels 2 and 3 are

located just to the east of Parcel 1.”

The request for will-serve letters for three adjacent parcels would require the district to annex the property and expand its sphere of influence. This process requires going through LAFCO and could be complicated and expensive, potentially taking years, with one comparable case taking eight years and still not resolved. The property owner has offered to pay for a round-table meeting with engineers and directors to discuss the feasibility.

The next meeting will be Friday May 1, 2026, at noon in the PCSD building.

Adjourn 2:06 pm

Minutes prepared by Jennifer Robertson, Board Secretary