

1 **MUIR BEACH COMMUNITY SERVICES DISTRICT**
2 Minutes of the Board of Directors' meeting held on
3 Wednesday, November 19, 2025
4

5 **OFFICIAL MINUTES ONLY UPON APPROVAL**
6

7 Prior to approval of these minutes by the Board of Directors in a public meeting, these minutes are
8 draft only and subject to change. Upon approval by the Board, these minutes become the Official
9 Minutes of the meeting.
10

11 **Item 1: Call to Order**

12 Meeting is called to order at 7:01
13

14 Board: Christine Lam (Board President), Steven Shaffer (Board Vice President), Leighton Hills
15 (Director), David Taylor (Director), Nikola Tede (Director)
16 Staff: Mary Halley (District Manager), Chris Gove (Fire Chief), Ernst Karel (Meeting Secretary)
17

18 **Item 2: Approval of Agenda**

19 Item(s) not included in this agenda: None.
20

21 MOTION: To approve the agenda
22 Moved: Shaffer, seconded by Taylor
23 Vote: AYES: Unanimous.
24

25 **Item 3: Consent Calendar**

26 *All items on the Consent Calendar are considered to be either routine or non-controversial and will be*
27 *enacted by a single blanket action of the Board. Upon request from a Board member or any member*
28 *of the public, individual items may be removed from the Consent Calendar in which case they will be*
29 *discussed in the meeting (under Items Removed from the Consent Calendar).*
30

- 31 A) Approval of Quarterly Financial Reports dated 9/30/25. (See attached)
32 B) Approval of Draft Minutes from Regular Board Meeting on 9/24/25. (See attached)
33 C) Approval of Draft-Audits FY 2024-25 (See at [http://muirbeachcsd.com/wp-](http://muirbeachcsd.com/wp-content/uploads/2025/11/Audit-MBCSD-Draft-Audit-Report-6.30.25.pdf)
34 [content/uploads/2025/11/Audit-MBCSD-Draft-Audit-Report-6.30.25.pdf](http://muirbeachcsd.com/wp-content/uploads/2025/11/Audit-MBCSD-Draft-Audit-Report-6.30.25.pdf))
35

36 MOTION: To approve the consent calendar as submitted.
37 Moved: Hills, seconded by Shaffer
38 Vote: AYES: Unanimous.
39

40 **Item 4: Items Removed from Consent Calendar**

41 None
42

43 **Item 5: Supervisor Dennis Rodoni – Muir Beach Fall Community Conversation**

44 *County of Marin 4th District Supervisor Dennis Rodoni will give a brief County update and then he and*
45 *his staff will be available to answer questions or discuss any related topics of interest to the*
46 *community.*
47

48 New county executive as of a year ago April, which is a switch from a County Administrator's office to
49 a County Executive office. This model is very common in county governments, and more common in

1 cities with the similar position of City Manager. County is also doing organizational reviews of County
2 Development Agency (CDA), Dept of Public Works, Marin Housing Authority, to make the County
3 more accessible and more efficient. The purpose is to unite the County government, a united service
4 rather than showing up as separate departments. You'll hear more about the One Marin initiative over
5 the next two months.

6
7 Other highlights: Libraries are being updated. Just approved a new contract for a new bookmobile,
8 smaller van that will be accessible to Muir Beach, coming mid-2026. It's being custom-built for the
9 library.

10
11 The Bolinas Wye project is being completed. Planting 10,000 plants over the winter season there.

12
13 Still working on possibility of new water line coming from Marin Water to Muir Beach, which had sat
14 silent for a while because of timeline. Unfortunately, and fortunately, the road project got delayed
15 another year, until late 2028, which opens possibility of getting grant and installing water line before
16 that project. Looking at a second project that would be out of the roadway and in the right-of-way, so
17 could happen after road construction. Feasibility Study 2 will put us in a good place to go back to the
18 grant funders. Also, today Marin Water agreed to be part of the grant process, and use their grant
19 writers to help. It's encouraging that there may be some alternates. They are looking to add other
20 benefits, for example, fire hydrants along the route.

21
22 The County is working to protect immigrants. They have a rapid response program funded through the
23 Multicultural Center and West Marin Community Services. They are producing information, such as
24 red cards that give instructions to people about how to respond to ICE and then rapid response cards
25 with a phone number for people to call if they see something happening that might be ICE activity.
26 Providing funding for those impacted by ICE. Their message as a county is that they do not cooperate
27 with ICE.

28
29 Working since January on a pathway to provide more than 40 units for workers who might be
30 displaced from the closed National Seashore ranches. Also, they have adopted the Shelter Crisis
31 Resolution to help create temporary housing with the hope to build permanent housing in the future.
32 They've also finalized an agreement with CLAM to manage an operation of 14 units on C St in PRS in
33 Pt Reyes Station. Shelter Crisis only applies when the County owns the property, so they have now
34 actually purchased the property from CLAM and are leasing it back to them to be able to house
35 people from Olema to Inverness to San Geronimo Valley. It's a tight timeline. Some need housing by
36 March; the Martinelli Ranch residents might have more time. Also, through the County Health and
37 Human Services partners, they are offering job training, opportunities to get similar jobs, to work with
38 the small business association to start up their own business; 55 residents have signed up for that
39 program, about half are coming from the farming community. Also, through Health and Human
40 Services, they are providing the wrap-around services that are needed in the community.

41
42 Don Piotter asks about the Frank Valley Rd project. It's reported to be in the final stages of its design
43 now pushed back to fall of 2028. Part of the delay is caused by the federal highway plan infrastructure
44 bill being voided. The potential water project is a local project with several local groups.

45
46 **Item 6: Upper Park Trail – Discussion Item Regarding Upper Park Trail and Possible Direction**
47 **to Staff Regarding Improvements** – Scott and Suzanne Bender

48 *The Board has received a detailed proposal from residents Suzanne and Scott Bender regarding*
49 *safety concerns on the Upper Muir Beach Park Trail (see attached: Bender - November 19 Proposal*

1 for Upper Muir Beach Trail). Their submission includes neighbor testimonials, documentation of trail
2 usage patterns, and recommended actions for Board consideration. This item provides an opportunity
3 for the Board to hear directly from the Benders, receive public input, and determine next steps.

4 **Process for Item 6:**

- 5 1. Opening statement by Board President (3 minutes)
- 6 2. Presentation by Suzanne and Scott Bender (10 minutes)
- 7 3. Public comment (10 minutes)
- 8 4. Board discussion (15 minutes)
- 9 5. Board determines next steps, which may include further information gathering, consultation
10 with subject matter experts, specific actions, or deferral pending additional review (7 minutes)

11
12 Murray: Board has consulted with legal counsel. The CSD has no obligation to construct
13 improvements in the trail, but we do recognize this as an important community issue.

14
15 S Bender: proceeds to ask the board to vote yes on this issue tonight. The proposal is not about being
16 anti-cyclist, but about protecting the community from documented dangers. Bender goes over the
17 proposal.

- 18 1. install a gate
- 19 2. build chicanes
- 20 3. consider allowing uphill only for bikes
- 21 4. smooth deep ruts

22
23 County Counsel Longfellow: The Board of Directors do not have the legal authority to approve any
24 specific project tonight. This wasn't agendized as a project approval, but as a discussion item. So
25 tonight the board is here to hear the plans, discuss, and consider steps moving forward.

26
27 Discussion continues.

28
29 **PUBLIC COMMENT**

30 Rob Bowyer expresses concern about susceptibility to lawsuits by people who injure themselves on
31 the trail.

32 Herb Case, of 50 Seacape, over the past few years heard the squeal of brakes. Not happening now
33 because the vegetation has been cleared around the chicanes, which are now functionless.

34 Don Piotter agrees there should be safety measures taken. Asks if we need to ban cycling completely
35 or if it is possible to achieve the same result with less cost without an outright ban?

36 Durand Begault hasn't heard anything about the walkability of the trail addressed and the odds of
37 making something compatible to both cyclists and walkers.

38 Discussion about whether what is proposed constitutes a "plan".

39 Leslie Riehl agrees with the proposal, put forward last meeting, and agrees that a decision should be
40 made. Watched Lagoon go in for 40,000, Cove easement for 11,000, easement from Sunset to MBCC
41 with no problems. In favor of making a decision tonight.

42 Lori Barnhill – lives across from the Benders, has heard and encountered these cyclists. Is a mountain
43 biker herself. Part of the reason for the problem is the horrendous condition of the trail. No way to go
44 slow on such a trail. She agrees that it should be only uphill.

45 Brad Eigsti was part of building it – I'm a mountain biker. This trail got me off the road and provides
46 me with mountain bike access. Agree it's a mess, needs chicanes, needs 15-20K of maintenance.

47 Uphill on a bike is virtually impossible on that trail. Would like to see it stay open with gates, chicanes,
48 and signage, and maybe get the word out that MB people are not happy about it.

49

1 Beth Begault needs to hear that the board hears the concern of the upper beach neighbors. Not about
2 NIMBY, it's about: every day we see near-accidents almost happen. Hear a lot of caution about the
3 legality of this, but it feels reckless legally to let these conditions continue. Inevitably, people will be
4 injured (or killed).

5 Bob Bowyer: When he spoke with Kathryn Stebner, head of a law firm that sued people for this exact
6 type of issue, feels that because of this meeting airing these dangers, a prosecutor could easily win a
7 case and sue the community outright. He states it seems strange that there's this continual delay
8 before there's a decision. What does it take to get this past the board?
9

10 Emily Longfellow (District legal counsel). States that from a legal perspective, she understands
11 concern and wants to make clear that governmental liability for hazardous conditions do exist, but
12 fairly narrow due to Trail Immunity: Govt entities won't have liability for injuries that occur on a trail.

13 Scott Bender: comments that the agenda item was intended as an action item.
14

15 BOARD DISCUSSION

16 Let's deliberate on the best path forward for MB.

17 Hills agrees situation is not safe. Does not think banning downhill bikes would make it safer stating
18 that it deters some people but not all of them. Feels that a two-trail solution is what would work. The
19 park is 50 feet wide, where fire roads are typically 15 feet wide, so this is the equivalent of 3 fire
20 roads, which could accommodate both safe bike and safe pedestrian trails. He was involved 20 years
21 ago with the consultant who designed the trail and thinks it would be helpful to get him involved again,
22 and lay out two trails. The other solution is just waiting for an accident to happen.

23 Shaffer thinks we should agree as a board that we're not going to discuss having a vote tonight,
24 because Counsel has advised us that we can't hold a vote this evening. He is in favor of chicanes, but
25 not in favor of a gate at the top. Wants to break it up into components.
26

27 Emily Longfellow: There is no action item on the agenda tonight, which is why there can't be a vote. It
28 was agendized as a discussion item.
29

30 David Taylor appreciates the detailed report. Everyone agrees that this trail needs to be repaired,
31 upgraded, and made safer. There are issues around timing and components. He appreciates the
32 history of its [the upper section of trail] widening with the building of 60 Seacape. As the person who
33 was instrumental in managing the vegetation management, there's nothing preventing us doing some
34 careful planning. As long as a fire engine can get through a gate, some vegetation could be replanted.
35 Community members should not be required to donate money, and the CSD should pay for all of it.
36 It's CSD responsibility because it's CSD land. We should not do it out of liability concerns, but out of
37 concern for safety of access.

38 Niki Tede: as CSD director who lives closest to the trail, has a dog, and has more than one occasion
39 been nearly run down, disagrees with Shaffer. The first thing we need is a gate at the top. There's
40 precedent in Marin County for single use trails that exclude bicyclists completely, and that would be
41 the thing to do. There are other ways to get down.

42 Taylor adds personal perspective: amazing that MB created public access parkland. We didn't have
43 to, so we can decide how to use it.
44

45 Discussion continues. Hills would like to reach out to same trail designer who did it 20 years ago and
46 have him come back.
47

48 Christine Lam has been thinking about this for some time, clear that action needs to be taken swiftly
49 to reduce any hazard that exists on that trail. She wants to be clear on legal landscape which

1 presently gives CSD trail immunity. Not saying we don't take action because we're immune. All board
2 members are aligned that safety measures need to be put in place; the question is how. Number of
3 options: gate, number of chicanes, gravel etc. She asked Longfellow to be here so we don't make
4 decisions that are detrimental to our community. We've read the dispositions that have come before
5 us and would like to see us bring in a third party subject matter expert to review the Benders' plan and
6 give some recommendations. We need a specialist to give us expertise, and from that, we would like
7 to see a document with design and improvements to make sure the plan is effective and funds go to
8 the right cause.

9
10 Next steps:

11 Taylor: It does seem that installing a gate at the top is relatively easy to do, and probably the most
12 important and effective element of any plan, and wouldn't impact any trail design discussion, and is
13 something that could even be removed, if necessary, but would at least slow down the hazardous
14 crossing, but understands we are not voting on taking an action. Suggests we separate the idea of a
15 gate from everything else. A gate could help. There's going to be a special board meeting soon to
16 discuss another topic, and we could add it on there and take care of it.

17
18 Shaffer: like the idea of breaking this apart, as stated earlier. Not in favor of a gate but open to it. Then
19 comments that he has to leave the meeting.

20
21 Leighton moves to direct staff to take necessary steps to develop a plan for bicycle traffic calming,
22 improvements for upper muir beach trail, with appropriate experts as necessary, and return item to
23 board at Dec 3 special hearing.

24
25 Doesn't need to be roll call vote because it's direction to staff, simple show of hands is fine.

26 Clarification:

27
28 Longfellow: her job is to protect the CSD from legal liability. Right now, the CSD likely has trail
29 immunity. A lot of the issues that go into determining whether you keep that trail immunity is whether
30 the improvements that you put on that trail are integral to the trail and are part of the design, to make
31 sure that immunity stays. This is the conservative logic behind the reason we agendized this as a
32 discussion item rather than an action item to direct the building of something.

33
34 Lam calls for a show of hands for those who wish to proceed with directing staff to embark on work
35 needed to begin work with a specialist.

36 All voted yes so staff will take that direction. We can have a special meeting as soon as this is ready,
37 and that could be soon, so then we can schedule a single action special meeting.

38
39 Longfellow: that will be agendized as action item, rather than discussion item.

40
41 **Item 7: Fire Chief Report including MWPA Update** – Fire Chief Chris Gove

42 *Fire Chief Chris Gove will present his report that includes an update on the status of the Marin Wildfire*
43 *Protection Authority (MWPA) grant and projects. (See attached: Fire chief's Report – November 2025)*

44
45 Report is in the agenda.

46
47 **Item 8: MBVFA Authorization to Hire a Fire Grant Writer** – Fire Chief Chris Gove

48 *The Muir Beach Fire Department (MBVFD) and its funding branch, the MBVFA, are looking to engage*
49 *with a grant consulting firm Blackrock (used by other local fire departments such as Ross Valley Fire*

1 Department) to help advise the MBVFD on available grant programs that the MBVFD may be eligible
2 for, and also, assist in the preparation and submittal of grant applications. The MBVFA is willing to pay
3 the \$1,000 Submission fee plus the 1% Grant reward fee, but the CSD, as the umbrella agency for the
4 MBVFD, would be required to pay any matching outlay share required by the grant. This match can
5 typically range anywhere from 5% – 50% for Federal and State government grants. Local and Private
6 grant can vary depending on source. (see Blackrock proposed agreement attached)
7

8 The contract we're proposing is in the agenda. The reason we're approaching the CSD with this is
9 that we need to sign up with the taxing authority for the community, which is the CSD.
10

11 Taylor thinks it's a creative idea. Person who would work with us in the company is the former chief of
12 Mill Valley Fire. Hills, Lam are supportive. Discussion continues, clarifying aspects of the proposal.
13 Taylor says it would be very easy to keep CSD apprised of in-progress grant proposals.
14

15 MOTION: That DM Halley provide a signature on the contract
16 Moved: Hills, seconded by Taylor
17 Vote: AYES: Unanimous.
18

19 **Item 9: Fire Tax Renewal** – Director Taylor, Director Lam, and Fire Chief Chris Gove
20 *With the expiration of Measure L, passed in 2016, the fire department proposes that the Board*
21 *consider a new ordinance for a special tax to be placed before the community at the June 2, 2026*
22 *election. The original 2016 ordinance implemented a parcel tax of \$213. This was an increase from*
23 *the \$200 per parcel tax passed in 2012. Presently with annual CPI based increases the tax collected*
24 *in FY25-26 is \$286.46 per parcel. The annual revenue from this tax is \$43,705. The current ordinance*
25 *makes exceptions for low-income residents and contiguous lots with the same owner.*
26 *The fire department believes that the annual revenue collected is not sufficient to meet the future*
27 *needs of the department and would like input from the Board about setting a new rate. The fire*
28 *department is currently constructing a new firehouse that will require new equipment. The fire engines*
29 *we operate are exceeding their maximum life expectancy and much of our equipment is likewise out*
30 *of date and therefore not safe to use. The financial needs of the department going forward to maintain*
31 *a state of readiness and a safe operating environment for our volunteers are significant.*
32

33 *Some rate examples:*

34 *\$450/parcel = \$67,500/year*

35 *\$550/parcel = \$82,500/year*
36

37 [Agenda item begins at 01:35:56 on the recording.]

38 Taylor provides details on the proposal which needs to be voted on by 2/3 of the electorate, voted on
39 by board, and on ballot for June 2, 2026. Timeline for making an official board resolution for a draft
40 ordinance, write ballot language, etc. Thinks we need a parcel tax, hopes people agree with him.
41

42 Niki Tede: fire department also covers GG and Slide Ranch, other areas not paying a parcel tax,
43 seems like a lot to ask for houses here when coverage is more widespread. District map includes GG
44 and Slide Ranch, and they vote in our elections. Taylor needs to think about that.
45

46 Hills proposes a survey of our electorate.

47 Would you be willing to pay 350, 450, 550 etc. Word it such that it's clear it's a continuation and just a
48 question of what the increase will be. Could be done electronically or via physical flyers.

1 Taylor asks Rodoni his view of legality. Rodoni says we can survey freely, and that it's safer if you
2 don't spend district's money doing it but have the VFA pay for it.
3 Lam is in favor of a survey, to get a sense of what the community is comfortable with.
4 So close to getting the firehouse over the threshold.

5
6 Board is being asked to consent.
7 Gove asks permission to use Mary's email list once we compile this.
8 Halley says she would have to send it out, stating it's from the VFA.
9 Board agrees.

10
11 **Item 10: District Manager Report** – Mary Halley
12 District Manager Mary Halley will present brief highlights from her DM report, including Firehouse
13 project update (see attached). Her report, as always, is available in full as part of each meeting packet
14 at <https://muirbeachcsd.com/meetings/> .

15
16 Marin Water intertie. This project is still too far off to bring back to the board. We didn't get first NOAA
17 grant, but now regrouping. The reason NOAA didn't grant it was that it was prefaced on that a certain
18 level of the creek would trigger when we go onto Marin Water. The grants officials preferred it to be
19 every-summer. Marin Water is really stepping up to work with the County to do a separate feasibility
20 study to see if it could go alongside the highway, as well as a hybrid proposal to put the main under
21 the road in certain areas where it would be expensive to go along the roadside and the rest later that
22 could go along the side of the road. With the project happening in 2028, we wouldn't be looking at
23 water connection until 2030.

24
25 Parties to the project also want to include broadband, fire safety, etc. into the project to make it more
26 desirable.

27
28 Water projects: completed installing new water meter on lower tank and new valves to aid in trying to
29 locate more of our leaks and have more control over knowing where water is going.

30
31 You've all now received our official cross-connection survey, mandated by the State water board. We
32 are trying to navigate the new regulations to find the easiest way to ease MB into it. The Ordinance for
33 approval tonight is the bare-bones minimum we're required to have to meet the regulation. We are
34 working to collaborate with other water districts on program language and possible shared resources.

35
36 Firehouse report/update. Firehouse committee wanted to have a General Contractor to coordinate
37 subcontractors. We met with two; one not interested; second Scott Murray at Murray Building was
38 very interested. We then moved forward with an interview and to draft a contract. The District uses an
39 AIA contract and at the interview the contractor acknowledged he was familiar with it. Subsequently, it
40 took about a month to get the info we needed from the contractor to get contract started; attorneys
41 drafted it; then he rejected about half of it. The draft contract went back and forth. After a couple of
42 weeks we decided we were not going to get to a mutual contract with him. Things regrouped quickly,
43 and I'm announcing that Jon Rauh from our district has said he will take this on. Now going through
44 drafts of contracts to find one we can present to him, and excited to be moving forward.

45
46 Spending: VFA has given \$340,000 to date, have spent \$127,582 on soft costs and demo to date,
47 leaving a balance of \$212,417; there is an additional \$100,000 set aside from a County grant; and the
48 VFA has pledged another \$175,000. What we think we need to get the building erected and closed in

1 is \$950,000 and we have about 963,000 ready to go. This is not to say we don't need more grant
2 funding but feel confident proceeding forward.

3
4 Lots of projects. New drainage line at lower tank. One more project on Sunset – a crack to fill, and a
5 patch repair job on Pacific Way.

6
7 Just a comment on the approved draft annual audit, it was very routine; everything looked good.
8

9 **Item 11: Cross-Connection Control Ordinance** – DM Halley

10 *District Manager Mary Halley will present the first reading of the new MBCSD Cross-Connection*
11 *Control (CCC) Ordinance. The purpose of this ordinance is: to protect the public water supply system*
12 *from contamination due to potential and actual cross-connections. This shall be accomplished by the*
13 *establishment of a cross-connection control program as required by State regulations. This ordinance*
14 *is adopted pursuant to Title 17, Section 7583 – 7605, inclusive of the California Code of Regulations,*
15 *entitled "Regulations Relating to Cross-Connections". The Board will hold a Special meeting on*
16 *December 3, 2025 to approve the CCC Ordinance prior to December 31, 2025 State Water Board*
17 *CCC Plan submittal deadline. (See attached: Ordinance No. 2025-2 establishing a Cross-*
18 *ConnectionControl Ordinance to protect the public water system)*

19
20 First reading. Bare bones of what we're required to have in it. Details will be in our program of how we
21 will implement the framework.

22
23 **Item 12: Water Conservation Discount Tiers** – DM Halley

24 *At the May 28, 2025 Board meeting, the Board asked the District Manger to work with Director Hills to*
25 *examine the District's tiers used in calculating discounts provided to customers to essentially reward*
26 *customers who are able to use less water per billing period, and to make recommendations for any*
27 *appropriate updating. There seems to be no known documentation about the creation or logic behind*
28 *the tiers, other than they were derived at a time when Donovan McFarland was the District Manager,*
29 *some 25-30 years ago, and when water conservation was not quite as important an issue as it is*
30 *today with the Redwood Creek habitat concerns. Further, low flow plumbing fixtures and drip*
31 *irrigations were not prevalent at that time. We have studied our water usage over the years in much*
32 *detail, and we know that between 78% - 80% of all customers fall into Tiers 1 and 2 with water usage*
33 *under 10,000 gallons. Using that information, we went ahead and did an analysis of narrowing Tier 3*
34 *to between 10,001 – 15,000 gallons (a 5,000-gallon bracket) to keep it more within the consistency of*
35 *the first two tiers. We also considered that the average usage of a 3 person household using 50 gals*
36 *p/person p/day (which is the State's mandated goal), accumulates usage of around 9,150 gallons*
37 *during the 61 day bi-monthly billing period, so that also made the range of 10,000 gallons fit more*
38 *closely to the State mandate, placing the average household usage under Tier 3 or under 10,001*
39 *gallons. In this scenario, it seems that about 12-13 customers – some of the largest water consumers*
40 *in the district – would move from Tier 3 to Tier 4 losing the 30% discount. (See attached: Calculations:*
41 *to explore the impact on Water Users/Customers if Water Discount Tier 3 was narrowed by 15,000*
42 *gallons)*

43
44 *Our focus was water conservation that could be achieved through updating our conservation tiers,*
45 *with revenue generation being secondary. However, the Board could implement this change without*
46 *affecting the largest portion of Tier 1 and 2 water users, which are currently 78% of all customers. Any*
47 *affected customers could presumably rein in their water consumption to save costs, which is*
48 *essentially the point of having tiered rates. Shown below are the present conservation tiers (some 25 -*
49 *30 years old) and then following, our recommendation for updated tiers. The Board could call for a*

1 *Resolution for the District to implement the updated tiers to then be considered for adoption at the*
2 *time of the January 2026 meeting.*

3
4 Halley states that we were asked by a community member why Tier 3 was so wide.
5
6 Taylor appreciates it. Addresses question of major water users. Better and fairer for those of us who
7 participate in conservation.

8
9 Hills states that the change to the Discount Tiers be on the January Board meeting agenda.

10
11 Karel asks why there would be any discount at all for people using more than the California state
12 mandate of 50 gal/day. The answer is that we're just moving one step at a time.

13
14 **Item 8: Public Open Time**

15 None

16
17 **Item 9: Recognitions & Board Member Items**

18 Taylor: recognize Jon Rauh for stepping up to help on firehouse. Also wants to recognize all the
19 neighbors along the upper park trail. We are going to do the right thing, only because they've been
20 pushing hard for us to do it.

21
22 Halley acknowledges Jon Rauh for getting a whole hive of bees out from under the lower tank.

23
24 **Item 10: Next Meeting Date and Adjournment**

25 Next Board Meeting Date: Wednesday, January 21, 2026. There will be another special meeting on
26 Dec 3, and possibly also on the Seacape Trail topic.

27
28 There being no further business to come before the board, the meeting is adjourned.
29 Meeting adjourned at 21:17 pm.

30