



---

September 18, 2025 | 7:04 pm | Armory Hall, Volcano CA

Meeting called by: K. Holland

Secretary: K. Holland

Directors Present:

A. Korematsu,

R. Korematsu, P. Suden,

Absent: J. Wolfbrandt, M. Sorensen

### CONSENT AGENDA

1. Meeting Minutes for regular meeting on August 14, 2025, and special meeting on August 22, 2025.

Motion to accept meeting minutes by R. Korematsu with corrections, seconded by A. Korematsu.

AYES: 3, NO: 0

Consent Agenda Approved 3/0

### DISTRICT ENGINEER'S REPORT

District Engineer unable to attend, report submitted via email. Director A. Korematsu read the report to the Board.

Report in summary:

1. Monthly Cleveland Tunnel flow treated and untreated including diverted via black pipe.  
Tunnel treated 19 gallons per minute with untreated at 21 gallons per minute. Annual disinfection samples pulled from the Country Store sample location. No issues.
2. Review of completed testing results for the current quarter.  
New sampling requirement is TCP and is required every 3-years. Samples have been pulled. Still waiting on results. All reporting is up to date.
3. Any issues, etc. to address.  
Having a little trouble with the HAVH Hatch model, which is 20-years old. Getting a quote.

### REGULAR AGENDA

1. Update on the Prop 68 grant. 40 Minutes
  - a. Status of the Prop 68 Park Project and ADA issues.  
A. Korematsu, the project manager for the grant provided the following update – Directors P. Suden and A. Korematsu inspected the hall, under the hall, and the park and noted the following. The park has issues with ADA accessibility and other issues including maintenance and the cost to add the ADA ramp. Ellie Rott, Volcano Community Association (VCA) Director – Asks if a handrail could be installed instead

of the ADA ramp? Per A. Korematsu, all projects funded with grant funds requires that all grant funded projects be ADA accessible.

- b. Report on the Prop 68 discussion with the State. Timeframe to complete project. Reallocation of park project funds. Balance of former Project Manager's fee. A. Korematsu. Information.

In meeting with Parks & Rec contact Parker Stewart District, the District learned that all projects must be completed by the end of December 2027. There is no need for an extension. Additionally, the District was given the okay to reallocate funds from the park project to the hall or bathroom.

Per Board discussion, June 1, 2026, is the District's ideal timeframe to complete the work.

Regarding the former project manager's fee. The Board recognized that the former project manager, who had been paid up front, had completed a portion of the work that she had been contracted to do. Per the State contact, the District will need an invoice for the funds retained for her services to satisfy the audit requirements. The former project manager stated that she intended to return the fee to the State, as of the meeting there is no indication that those funds had been returned.

- c. Finalize the Statement of Work. A. Korematsu. **Action.**

Armory Hall:

Since the last meeting, A. Korematsu informed the Board that he had added "fix dry rot on the hall exterior" to the prep, caulk, and paint phase.

Hall Stairs - P. Suden noted that the framing of the hall stairs is in good shape, but the treads need to be replaced.

Hall Flooring - There is a need to refinish the hard wood flooring. It was noted that floor has some warping with a recommendation to resand and refinish. There is no evidence under the building of water damage to cause the warping. Current floor was paid for by another grant, and the hump in the floor was present at that time. Recommendation that a matte finish be considered or one that will minimize flaws.

Dry Rot by the Door - Added remove dry rot by door, a minor change.

Fans - R. Korematsu discussed her findings related to the hall. The original SOW called for 64" fans, but based on the room size they should be 84 inches. However, 80" fans may be the more cost effective, saving approximately \$500 per fan. It was also emphasized that the fans should be industrial and quiet with a 1 ft. drop.

Hall Electrical – During discussion it was noted that outlets were on one circuit. It was determined to improve the outlets per circuit and make sure that the outlet capacity for each circuit breaker was appropriate to improve the outlet functionality. Additionally, wiring and outlets need to be updated as needed.

It was recommended to move park funds to the hall project but was decided to table the decision.

Ellie Rott, VCA Director suggested town garbage receptacles and benches. It was determined that they were not appropriate for the grant funds but decided that those would be good scout projects.

Timeline - Confirmation of timeline with projects to start as soon as possible, with completion June 1<sup>st</sup>. Outside work to be done during normal business hours. Remove M-F. As projects will be over \$1,000, prevailing wage will be required.

P. Suden – Noted that the hall neighbor, requires insurance for the work on the side of the hall closest to his property. Will contact SDRMA regarding adding neighbor to an insurance ride as the District would like to maintain a good relationship with the neighbor.

Section 7 - Remove \$500 day for contractor going over schedule. Retain the personnel line. Contractor must carry insurance of at least \$2 million.

Section 8 – All work shall be inspected by Amador County Building Department and must meet all building code requirements. Work shall be inspected by District at each milestone before payment. Third party inspector to be removed.

Sections 10, 11 & 12 – Unchanged lines 2 of section 11 removed.

#### Bathroom

Added broken toilet paper dispenser to SOW.

P. Suden noted that collection box is full again, A. Korematsu will check on that. Question regarding whether there is a contract with Seizmore for the bathrooms? No contract, however, Seizmore does maintain the bathroom.

Remove line from original SOW that no one understands. Removed.

Ellie Rott, VCA Director – I would like a spare key for the bathroom. Located keys for VCA.

#### 2. Park maintenance needed. Discussion.

Is there funds for park maintenance? P. Suden states that he is willing to volunteer time if there are funds. Ellie Rott, VCA Director – Park maintenance used to be done as part of the VCA town clean up.

P. Suden would be willing to mow. Would need to check the sprinklers. The VCA has a scheduled clean up meeting on Sept. 27<sup>th</sup>.

3. Water District's responsibility toward the cemetery. Discussion.

Defer topic for J. Wolfbrandt to be present for the discussion.

Ellie Rott, VCA Director – Notes that VCA also handles the cemetery as well but need volunteers.

4. Exercise hydrants. R. Korematsu. Discussion.

Refer to George for October meeting.

Question - Does town have real hydrants? Per R. Korematsu, there is one hydrant for AFD to hook up to with adequate water pressure.

Contact AFD regarding hydrant hook up.

5. Purchase and installation of Purple Air Sensors.

Deferred to the following month.

6. Hall Manager duties. A. Korematsu. Discussion.

Can the VCA sponsor the Scots walk so that they can be on their insurance?

R. Korematsu made a motion that the VCSD approves the Scotts Walk be sponsored by the VCA in order to provide appropriate insurance coverage, this will not count against the VCA's scheduled event calendar. Second by P. Suden. 3/0. Approved.

A. Korematsu – District needs to find another person to handle the hall rentals. R.

Korematsu – Recommends that whoever handles the hall rentals should get 20% of the fee. Question - Is the VCA interested in taking this on? Ellie Rott, VCA Director responds that the VCA has considered managing the hall. It would depend on the rates.

Question - What if the VCSD gave the hall and bathroom to VCA? Ellie Rott, VCA Director will talk with the VCA Board re management of the hall. R. Korematsu, has also spoken to a citizen who might be interested but it might be good to have an organization handling the management, it could be a good fundraiser for the VCA.

7. Backup coverage for VCSD bill payment. R. Korematsu. Discussion.

R. Korematsu – District has had some issues with payments of bills. Proposed that District have someone assigned as back up coverage for bill payment. A. Korematsu volunteers to be the back up. Motion to elect A. Korematsu by P. Suden, second by R. Korematsu, approved 3/0.

Question – Why aren't all directors able to pay bills? R. Korematsu, when you set up the sign up with the bank, all the directors all have to have to go up on the same day to sign. Need to sent a day for all of directors to go to the bank.

8. A/R Report. K. Holland. Information.

Provided

9. Any person may address the Board at this time upon any subject within the jurisdiction of the Volcano Community Services District. Any matter that requires an action will be referred to the Board for a report and action at a subsequent Board Meeting.

Ellie Rott, VCA Director - Offered to help with the grant.

R. Zehender – Meter reading, will send out at the beginning of the cycle.

R. Korematsu - Should we have some kind of a tag to alert the homeowner that their water usage is very high?

R. Zehender – Some of the meters are not near their home. Let them figure it out when they see their bill. If a meter is locked I should be notified so that I can let you know if the lock was removed. Replacing meters is no longer necessary.

P. Suden will not be available for the October meeting. October meeting moved to October 16, 2025.

## **CLOSED SESSION**

Discussion

Motion to adjourn by A. Korematsu, seconded by R. Korematsu.

Approved 3/0

Meeting was adjourned at 9:15 p.m.

**NEXT REGULAR MEETING : October 16, 2025 at 7 p.m.**

**Submitted by:** \_\_\_\_\_

**Kim Holland, Secretary**