



N·C·S·D

Northstar Community Services District
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Board of Directors

John Radanovich, President
Warren "Chip" Brown
Nancy Ives
Marilyn Fomi
Candace Roeder

General Manager

Mike Geary, PE

NORTHSTAR COMMUNITY SERVICES DISTRICT NOTICE OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

DATE: MARCH 25, 2026
TIME: 9:00 A.M.
PLACE: 900 NORTHSTAR DRIVE AND ZOOM
TELECONFERENCE LOCATION: 5142 ISHIMATSU PL., SAN JOSE, CA 95124

Members of the public may participate in this meeting by teleconference or in person. Any person interested in attending by Zoom video and/or teleconference may use the following link:

<https://us02web.zoom.us/j/86754734059?pwd=bB7cGGE5FVZ8dOj0bNgAfam4GLb7kd.1>

Meeting ID: 867 5473 4059, Password 041292 or dial by telephone 1-669-900-6833 using access code #86754734059.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

PUBLIC COMMENT

Any member of the public may address the Board after roll call on any topic related to the District that is not on the agenda. Public comment will be taken on agenda action items immediately prior to Board action.

Any member of the public on the videoconference may speak during Public Comment or may email public comments to juliez@northstarcsd.org and comments will be read from each member of the public, subject to generally applicable time limitations. For members of the public in attendance via video conference, Northstar Community Services District will use best efforts to swiftly resolve requests for reasonable modifications or accommodations with individuals with disabilities, consistent with the Americans with Disabilities Act, and resolving any doubt whatsoever in favor of accessibility.

CONSENT CALENDAR

1. Discussion and Approval of the following:
 - a. February 26, 2026 Special Meeting Minutes
 - b. Approval of Claims and Demands – Paid and Unpaid

RECURRING BUSINESS

2. Northstar Property Owners Association – Update
3. Northstar California/Vail – Update
4. Tahoe-Truckee Sanitation Agency (T-TSA) - Update

NEW BUSINESS

5. Audit Presentation by James Marta & Co. – Discussion

6. Insurance Services Offices (ISO) – Northstar Fire Department Retrogression – Discussion (Chief Gibeaut)

DIRECTOR REPORTS

7. Individual directors may give brief reports on miscellaneous items for the information of the other members of the Board and NCSD staff. No action will be taken on these agenda items.

OPERATION REPORTS

8. General Manager’s Report – Geary – Discussion
9. Fire Department’s Report – Gibeaut – Discussion
10. Public Works Report – Martin/Evans – Discussion
11. Administrative Report – Zangara – Discussion

CLOSED SESSION PURSUANT TO AGENDA ITEMS 12 THROUGH 13.

12. Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) - One potential case.
13. Pending litigation pursuant to Government Code Section 54956.9(d)(1)
 - a. Northstar Community Services District v. Mountainside California 2, LLC et al. Placer County Superior Court Case No. S-CV-0051848
 - b. Community Facilities District No. 1 of the Northstar Community Services District v. ACM Northstar et al. Placer County Superior Court Case No. S-CV-0042801
 - c. Community Facilities District No. 1 of the Northstar Community Services District v. Mountainside California 2, LLC et al. Placer County Superior Court Case No. S-CV-0043081
14. Personnel Matters (Government Code Section §54957(b)(1)). Public Employee Performance Evaluation - Position Title: General Manager

OPEN SESSION

15. Reportable action taken during Closed Session (if applicable) – Board President

ADJOURNMENT

Items may not be taken in the order listed above.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, then please contact Julie Zangara at (530) 550-6127 or (530) 562-1505 (fax). Requests must be made as early as possible and at least one full business day before the start of the meeting. NCSD will endeavor to accommodate requests made with less notice than that.