



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: MAY 29, 2026
TIME: 3:30 P.M.
PLACE: 900 NORTHSTAR DRIVE AND ZOOM

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/83937686771?pwd=rFD57O5CutAoFAITWXLDrIR1Cjq0FZ.1>

Meeting ID: 839 3768 6771, Password 740264 or dial by telephone 1-669-900-6833 using access code #83937686771.

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.

NEW BUSINESS

1. Northstar Community Facilities District #1 – Assorted Legal Agreements – Sheriff's Sales – Discussion – **Action** (GM Geary)

Recommended actions:

Authorize the General Manager, with the concurrence of legal counsel, to execute all documents necessary to permit such Special Purpose Entit(ies) formed by the Bond Trustee pursuant to the Findings of Fact, Conclusions of Law, Directions, and Order for Judgment entered in State of Minnesota, County of Hennepin Court File No. 27-TR-CV-25-15, to acquire, market and resell those certain parcels that are the subject of judgments of judicial foreclosure held by Community Facilities District No. 1 of the Northstar Community Services District, including in Placer County Case Nos. S-CV-0042801, S-CV-0043081, and S-CV-0051848. Such documents include, but are not limited to:

- A. An Assignment of each Judgment;
- B. An Acknowledgment of Assignment of each Judgment;
- C. A Forbearance Agreement;
- D. A Tri-Party Agreement with the Trustee and the Special Purpose Entity.

All in substantially the form attached hereto.

CLOSED SESSION PURSUANT TO AGENDA ITEMS 2 THROUGH 4.

- 2. Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) - One potential case.
- 3. 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
- 4. Personnel Matters (Government Code Section §54957(b)(1)). Public Employee Performance Evaluation - Position Title: General Manager

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.