

BELLA VISTA WATER DISTRICT

BOARD OF DIRECTORS

October 27, 2025

The regular meeting of the Board of Directors of Bella Vista Water District was held at the District Office Boardroom on Monday, October 27, 2025, at 5:30 p.m.

Any member of the public may speak during Public Comment or may email public comments to csar-tori@bvwd.org and comments will be read from each member of the public. The 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.

Board Members Present:

President	-	Bob Nash
Vice-President	-	Frank Schabarum
Director	-	Ted Bambino
Director	-	Jim Smith
Director	-	Guy Walters

Board Members Absent:

Director	-	None
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Officers and Staff Present:

General Manager/Secretary-Treasurer	-	David Coxey
Finance and Administration Manager	-	Christy Sartori
Project Manager	-	Tom Zaharris

Public:

None

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

1. Public Comment

None

2. Consent Calendar:

- 2-1 Approval of Minutes of September 22, 2025, Regular Meeting
- 2-2 Approval of Minutes of October 9, 2025, Special Meeting
- 2-3 Financial Reports for Month Ending September 2025
- 2-4 Quarterly Investment Portfolio Ending September 2025

M/S: [Smith/Bambino] The Board approved and accepted the consent calendar as presented or amended.

We are an equal opportunity employer and provider.

AYE: Nash, Schabarum, Smith, Bambino, Walters; **NAY:** None; **ABSENT:** None

Old Business

None

New Business

3. Presentation and Acceptance of the 2024-25 Annual Audited Financial Statement by HM&S Auditors

Senior Associate Auditor Francisco Langarcia of the firm Horton, McNulty & Saetern presented the audited financial statements for fiscal year 2024–2025 and the Independent Auditors’ Report to the Board via Teams videoconference. He began with the reviewing the financial statements and several highlights, noting layout changes and additional disclosures required under new GASB Statement No. 101, *Compensated Absences*, and GASB Statement No. 102, *Certain Risk Disclosures*, both of which became effective July 1, 2024 (pg. 18).

Francisco then reviewed the Report to the Board of Directors, summarizing the updates and explaining that the audit included a thorough review of management overrides and internal controls. He stated that no significant or unusual transactions were identified, and that the Auditors did not identify any material misstatements as a result of the audit.

He responded to questions from the Board and reiterated that the audit did not identify any misstatements, significant or unusual transactions, and no recommendations were made for any changes to existing accounting practices or internal controls. Francisco thanked District staff for their cooperation and for helping ensure the audit process ran smoothly.

M/S: [Schabarum/Walters] Accept the 2024-25 Audited Financial Statements as submitted.

AYE: Nash, Schabarum, Smith, Bambino, Walters; **NAY:** None; **ABSENT:** None

4. Authorize Private Placement Financing, Bond Council Services and Related Actions to Secure 3 MG Tank and Pump Station Project Financing

General Manager David Coxey presented and reviewed the item with the Board. He reported that the Finance Committee had reviewed the attached financing analyses and recommended proceeding with Columbia Bank as the preferred lender for the 3-Million-Gallon Water Tank and Pump Station Project. There was general discussion from the Board, including appreciation for the thorough analysis of the loan term sheets prepared by Finance and Administration Manager Christy Sartori.

M/S: [Schabarum/Smith] 1. Select Columbia Bank as the preferred lender for the 3MG Water Tank and Pump Station Project financing, subject to final rate confirmation and legal document review, and authorize related staff actions. 2. Authorize the Board President to execute the loan documents, subject to review and approval by Bond Counsel and legal counsel, and consistent with the terms of the Columbia Bank proposal. 3. Maintain the District’s existing depository relationship with Columbia Bank, unless project-related efficiencies or financial benefits arise from consolidating accounts at

Columbia Bank.

AYE: Nash, Schabarum, Smith, Bambino, Walters; **NAY:** None; **ABSENT:** None

5. Change the December Regular Board Meeting Date

David Coxey stated that due to a conflict with the Christmas holiday schedule, staff recommends rescheduling the December regular meeting of the Board of Directors from Monday, December 22, 2024, to Monday, December 15, 2024.

M/S: [Walters/Smith] Reschedule the regular Board meeting from Monday, December 22, 2025, to Monday, December 15, 2025, to avoid conflict with the Christmas holiday week.

Reports and Communications

6. Water Supply and Production Report

David provided an update on the current Central Valley Project (CVP) water supply and mentioned pending actions by the state water board noting the implications for the District and its customers. He also reviewed the supply-related information contained in the staff report and attachments.

Discussion only. No Board action was taken.

7. Projects and Developments Report

Project Manager Tom Zaharris presented a report summarizing the current status of projects and development activities within the District, as outlined in the agenda item.

Discussion only. No Board action was taken.

8. Manager's Report

David shared that longtime employee Patty Breedlove announced her retirement for early December. The District has held an internal recruitment and extended a conditional offer to an internal candidate. Regarding operations, water demands have significantly declined, the Welch PS is being shut down for the winter and on-site SCADA programming is occurring this week. Considerable effort and staff resources have been committed to the implementation of the Cross Connection Control Program implementation. The state has released the draft Bay-Delta Water Quality Control Plan that includes both the healthy rivers and landscapes (HRL) and unimpaired flows approaches.

Discussion only. No Board action was taken.

9. Board Members' Comments and Reports

Director Bambino initiated a general discussion regarding the current Bella Vista Water District election and questions that are being received from the voters. General Manager David Coxey and Finance and Administration Manager Christy Sartori shared ideas and recommendations concerning required candidate statements moving forward.

Discussion only. No Board action was taken.


10. Adjourn

The meeting was adjourned at 6:47 p.m.

BELLA VISTA WATER DISTRICT

STATE OF CALIFORNIA)
) SS
COUNTY OF SHASTA)

I, DAVID J. COXEY, Secretary to the Board of Directors of the Bella Vista Water District, presented to the Board of Directors the minutes of the Meeting of October 27, 2025, for approval by the Board of Directors.



David J. Coxey, Secretary of the Board of Directors

STATE OF CALIFORNIA)
) SS
COUNTY OF SHASTA)

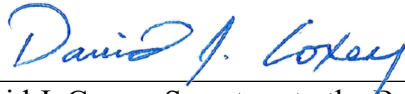
I, DAVID J. COXEY, Secretary of the Board of Directors of Bella Vista Water District, DO HEREBY CERTIFY that the aforementioned minutes attached hereto were approved by the Board of Directors of said District at their meeting of December 15, 2025.

Ayes: Bambino, Nash, Schabarum, and Smith

Noes: 0

Absent: Thompson

Abstain: 0



David J. Coxey, Secretary to the Board of Directors

Date: December 16, 2025