



# N.C.S.D

Northstar Community Services District  
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## Board of Directors

DUANE EVANS  
JEANN GREEN  
NANCY IVES  
MIKE MOLL  
FRANK SEELIG

## General Manager

MICHAEL STAUDENMAYER

### NORTHSTAR COMMUNITY SERVICES DISTRICT NOTICE OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

**DATE: DECEMBER 21, 2011**  
**TIME: 9:00 A.M.**  
**PLACE: NORTHSTAR FIRE STATION, 910 NORTHSTAR DRIVE**

#### **CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL**

#### **PUBLIC COMMENTS**

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.

#### **1. CONSENT CALENDAR**

Approval and Discussion of the following:

- a) November 15, 2011 Finance Committee Meeting Minutes.
- b) November 16, 2011 Regular Board Meeting Minutes.
- c) December 13, 2011 Special Meeting Minutes.

#### **RECURRING BUSINESS**

2. Meetings attended by NCS D Board Members – Discussion.
3. East West Partners – Update.
4. Northstar Property Owners Association – Update.
5. **10:00 A.M.** Northstar California/Vail – Update.

#### **NEW BUSINESS**

6. Board of Directors – Appointment of 2012 Officers.
7. Approval of Consultant Agreement – Vehicle and Equipment Parking Bays – Discussion – Action.
8. **10:30 A.M.** Presentation by Liberty Energy - Discussion.
9. **11:00 A.M.** Adoption of 2010/2011 Final Audit – Discussion – Action.
10. Approval of Additional Services Addendum for On-Call Special Inspection & Testing Services for the 2011 Northstar Drive Reconstruction Project – Discussion – Action.
11. Approval of Amendment #3 to the Contract between Northstar Community Services District and Placer County Water Agency for the Operation and Maintenance of the Zone #4 Water System – Discussion – Action.
12. Approval of Consultant Agreement – TH-1 Well Design – Discussion – Action.

#### **ATTORNEYS REPORT**

#### **CLOSED SESSION**

A. Conference with Legal Counsel – Existing Litigation (California Government Code Section 54956.9(a)):

1) Name of Case: *Community Facilities District #1 of the Northstar Community Services District vs. Highlands Hotel Residences Company, LLC, Bank of America, et al*, Placer County, California Superior Court #SCV0027907.

2) Name of Case: *Douglas R. Wilson, solely as Receiver appointed in Placer County Superior Court Action No. S-CV-0028021 concerning real and personal property pledged by Highlands Hotel Residences Company, LLC, a Delaware limited liability company vs. NCSD & Community Facilities District No. 1 of NCSD*, Placer County, California Superior Court #SCV0029412.

3) Name of Case: *Truckee(CA) – Highlands Syndicated Holdings, LLC vs. Northstar CSD & Community Facilities District No. 1 of the Northstar CSD*, Placer County, California Superior Court #SCV0030117

B. Conference with Legal Counsel --- Anticipated Litigation (California Government Code Section 54956.9(b)) – Five cases. The anticipated cases are Mello Roos tax delinquency foreclosures. The names of the potential party defendants are 1311 Iron Horse LLC (2 parcels), Anita Youngblood, Jason & Ana Liza Browne, John Foster and NHJV Tahoe Phase 1 Gp. The Assessor's parcel numbers and delinquent tax amounts are set forth in the Board's Resolution 11-24, adopted September 21, 2011.

**DIRECTOR REPORTS**

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.

**OPERATION REPORTS**

- 13. General Manager's Report – Staudenmayer – Discussion.
- 14. Fire Department Report – Shadowens – Discussion
- 15. Public Works Report – Martin/Ryan – Discussion.
- 16. Approval of Warrant Register/Finance Committee Update.

**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 James Bowling at (530) 562-0747 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.