

**MONO COUNTY SERVICE AREA NO. 1**  
**REGULAR BOARD MEETING**  
**TUESDAY, SEPTEMBER 23, 2025**  
**5:30 P.M.**  
**LONG VALLEY FIRE STATION**  
**3605 Crowley Lake Drive, Crowley Lake, California**

Members of the public will have the opportunity to directly address the Board of Directors concerning any item listed on the Agenda below before or during consideration of that item. In order to better accommodate members of the public, specific times for Agenda Items will be heard at the specified time or soon thereafter. Agenda Items without specific times may be rearranged to accommodate the Board's schedule. All public comments will be limited by the President of the Board to a speaking time of five minutes.

**AGENDA**

1. Call the meeting to order
  - A. Roll Call
2. Public Comment: The public may speak on any item not appearing on the agenda
3. Board Member Reports
4. Additions to the Agenda
5. Master Plan Review and Update
6. Community Center Improvements
  - A. Windows
  - B. Dishwasher
7. Community Improvement Projects
  - A. Tennis Courts
  - B. Nevahbe Trails Project
  - C. Street Lighting
  - D. Event Chair Purchases
  - E. EV Charging Station
  - F. Mobile Burn Boxes
8. Community Programs
  - A. Wellness Programs
    - a. Senior Meal Program Fall
  - B. Seasonal Programs
    - a. 2025 Crowley Lake Social After Event Analysis
    - b. 2025 Winter Bazaar and Tree Lighting Event Weekend  
December 5-8, 2025 Reserved
    - c. "The Mammoth 2025" Update
    - d. 2026 Yard Sale Dates – June 20, 2026
9. Consent Agenda
  - A. Minutes
    - a. Approve the Minutes of August 26, 2025
  - B. Financial Report - August, 2025
  - C. Disbursements
10. Unfinished Business from Prior Meetings
11. Business Initiated by Board Members or Secretary of the Board
12. Regular Meeting Date, Tuesday, October 28, 2025  
Crowley Lake Community Center

# **Mono County Service Area 1 (CSA 1)**

## **Ten Year Plan**

8/25/2021

This is a general guideline of a 10-year plan for the CSA 1. It is the responsibility of the Board President to produce and update the plan based on CSA 1 board accomplishments and community input. The last 10-year plan was approved by the CSA 1 board on January 31, 2012, and because we are near the end of another decade a new ten-year plan is being drafted.

The new plan will be placed on the Agenda once a year at the October meeting when new board officers are elected, to be reviewed and or revised each year.

The goal of the CSA 1 board is to use the tax dollars allocated by the Mono County Assessor's Office to best fill the needs or services of the citizens who live within the district. The CSA 1 district runs from the Geothermal Plant at Hwy 395 and Hwy 203 to the north and continues south to the community of Sunny Slopes and Tom's Place.

The CSA 1 is an advisory board to the Mono County Board of Supervisors, and consists of five volunteer citizens who live within the district. It is non-profit board, that has one paid position of a Secretary whose duties include taking the minutes at each meeting, producing the financial reports and various other duties as needed. Our budget is based on a percentage of property tax dollars we receive from the Mono County Assessor's Office as mentioned above. The board cannot spend more than \$5,000.000 on any given project without the approval of the Mono County Board of Supervisors.

The CSA 1 board will approve this plan and may participate in a workshop with the Mono County Board of Supervisors along with the Mono Community Development staff in order that this plan may be implemented into the Mono County capital improvement project plan.

With that information, the goals of the CSA 1 for the next 10 years are:

**1 year: Finish the Community Center Landscaping and Crowley Lake Community Garden**

In 2019 the Crowley Community Center landscaping project was 85% complete and put on hold for winter. The improvements (new walkways, retaining walls, ADA accessibility, lighting, xeriscape, and future lawn) look great and are well received by the community. The Community Garden was relocated to the west side of the building and is ready for new garden boxes. **THIS APPEARS TO BE NEARLY COMPLETE, GARDEN BOXES ARE IN USE**

**1-year: Crowley Lake Community Welcome Sign**

Community demand has prompted us to pay for a metal welcome sign on the east end of the traffic calming island on South Landing. The sign is to not exceed \$5000 including installation and be in similar size and layout of the "Welcome Hilton Creek" sign on Crowley Lake Drive. The installation of the sign should take place in the Summer of 2020.

**COMPLETED**

**1-5 years: Community Connectivity Through Soft Surface Hiking and Mountain Biking Trails**

In the 2019, the CSA 1 Community Survey showed trail connectivity was the #1 project that residents would like to see accomplished. It won't be an easy task because of the immense coordination required between various land owners. However, board members feel confident and will work with Mono County to develop a plan. The current president feels if we can build a state-of-the-art skate park then by the end of 5 years we can have new segments of trail connecting our communities together. Of high importance would be a segment from Lower Rock Creek to Tom's Place along with other new trails connecting our various parks, trailheads, and campgrounds all the way to the Whitmore Pool and beyond.

**1- 10 years: Community Wellness Classes – **PENDING-HOURLY RATE RECOMMENDED TO CHANGE****

Classes will continue to be offered to the community based on the

requests of the citizens or the availability of teachers. The classes would be either free, or a fee to those folks who do not live within the district. The CSA 1 board would pay for the instructor's fee of \$30.00 per hr. The Class Coordinator will continue to work with Risk Management and County Counsel with regards to liability, use of the CLCC facility and the Instructors Agreement.

### **1- 10 years: Community Events**

Events will continue and evolve, some may change and new events are welcome depending on volunteer participation.

Spring Swap and BBQ

Crowley Trail Run (cancelled for 2020, virtual run substitution)

Winter Bazaar

Tree Lighting and Santa

### **2-5 years: Various Parks and Leased Sites**

Additional playground equipment at the CL Park and Ball Field.

WIFI Plaza on future library parcel.

Crowley Skate Park structural maintenance.

Shade structure as identified at skate park or on Community Center grounds.

Rebuild the multi-use tennis court to include as many sports as possible.

Crowley Lake Community Center Pergola.

### **5-10 years: Various Projects within the District**

Maintain what we have.

Coordinate with Mono County on the clean-up of abandoned television sites, financially.

Ideas or suggestions generated from the public or the RPAC committee.

**8-10 years: Crowley Lake Library**

CSA 1 remains committed to help the Crowley Lake Friends of the Library, and Mono County Office of Education, to build a new Library Facility on the property of the Crowley Lake Community Center that is owned by Mono County. We have looked into a Municipal Finance Loan similar to the one used to build The Crowley Lake Community Center. If a new facility is ultimately not in the MCOE's foreseeable future then CSA 1 is open to helping the library stay where it is and contribute to upgrades there.

**MONO COUNTY SERVICE AREA NO. 1  
REGULAR BOARD MEETING  
TUESDAY, AUGUST 26, 2025  
5:30 P.M.  
CROWLEY LAKE COMMUNITY CENTER  
58 Pearson Road, Crowley Lake, California**

**MINUTES**

**1. ROLL CALL:** Denise Perpall called the meeting to order at 5:33 p.m.

A. Board Members Present: Denise Perpall, John Connolly, Jeff Block , and Haislip Hayes

Absent: Shaun Troy

Staff: Lorinda Beatty

Guest: Supervisor Rhonda Duggan and Former Supervisor Fred Stump

**2. PUBLIC COMMENT:** None

**3. BOARD MEMBER REPORTS:** None

**4. ADDITION TO AGENDA** –Authority: Govt. Code SS 54954.2(b)(2).

Supervisor Duggan asked if CSA1 would consider rescheduling or changing the location of the September 23<sup>rd</sup> meeting to accommodate the SCE Town Hall Meeting. The CSA1 Board decided to move the next meeting to Long Valley Fire Station.

**5. LONG VALLEY FIRE PROTECTION DISTRICT (LVFPD) – Use of Communication Towers.** Fred Stump stated that LVFPD appreciates the letter of support and will be requesting use of the sight on Squaw to establish a command net radio frequency that will cover the Long Valley District. Mr. Stump also provided additional information regarding the California Radio Interoperable System (CRIS) and his concerns with CRIS.

Ms. Perpall made a motion to accept the letter or support as presented for the LVFPD's use of the towers for radio communication and to submit said letter to the Mono County Board of Supervisors. Mr. Hayes seconded. Perpall, Hayes, Connolly and Block voted yes. Troy was absent.

**6. COMMUNITY IMPROVEMENT PROJECTS**

**A. TENNIS COURTS** – Mr. Hayes stated that he was told that the County has the contracts, a notice of intent and are waiting for a notice to proceed date. Work may begin in mid-September.

**B. NEVAHBE TRAILS PROJECT-** No Updates

**C. STREET LIGHTING** – Ms. Beatty reported that she received an email from Mono County Public Works Project Manager, Robert Makoske stating that SCE will be installing the new streetlight in the near future.

**D. EVENT TABLE PURCHASES AND CHAIR PURCHASES** – Ms. Beatty stated that she has not had time to purchase the chairs.

## **7. COMMUNITY PROGRAMS**

### **A.WELLNESS PROGRAMS**

#### **a. Director Pay Increase**

Ms. Beatty stated that the Wellness Director for CSA1 pay increase would go from \$34.21 per hour to \$39.00 per hour with an annual increase of 3% going forward.

Ms. Perpall made a motion to approve the pay increase for the CSA 1 Wellness Director to \$39.00 per hour, subject to a 3% increase annually going forward. Mr. Hayes seconded. Perpall, Hayes, and Block voted yes. Troy was absent. John Connolly – Recused.

#### **b. Instructor Pay Increase**

Ms. Beatty stated that the Wellness Instructors for CSA1 pay increase would go from \$35.00 per hour to \$40.00 per hour with a reimbursement of up to \$200 annually for business license and insurance or from \$40.00 per hour to \$45 per hour with an existing business license and insurance upon contractual agreement. Both options are subject to an annual increase of 3% going forward.

Ms. Perpall made a motion to approve the pay increase for the CSA 1 Wellness Instructors pay to \$40.00 per hour, with the reimbursement option or \$45.00 per hour without the reimbursement option as stated above and both options are subject to a 3% increase annually going forward. Mr. Block seconded. Perpall, Hayes, and Block voted yes. Troy was absent.

#### **c. Senior Meal Program**

Now called Senior Lunch Event. Mr. Connolly advised it was well attended and approximately 33 seniors from the area took advantage of the event. The board would like to have future luncheons on different days of the week to enable others that were unable to attend can an opportunity in the future. It was suggested to have a fall event, and have another near the beginning of the new year.

### **B.SEASONAL PROGRAMS**

#### **a. 2025 Crowley Lake Social – August 23, 2025**

Ms. Perpall stated that the event went well, approximately 77 people attended. Finals costs per person has yet to be determined. Attendees said they would like similar events in the future.

#### **b. 2025 Winter Bazaar and Tree Lighting Event Weekend**

December 5-8 Reserved – Reservation verified

Ms. Perpall asked if the board would like to change the date as she has a conflict and won't be able to attend, or someone else can take over

setting up. Ms. Beatty did not recommend changing the date as reserving weekends is difficult. Ms. Beatty advised that she can help and possibly the Wellness Director.

- c. **“theMammoth” 2025 Update** – The project is moving forward, and the Board is hopeful for its success and future events.

- d. **2026 Yard Sale Dates**

Ms. Beatty will try to reserve either the 13<sup>th</sup> or 20<sup>th</sup> of June 2026 for the event at the Community Center.

## **8. CONSENT AGENDA**

### **A. MINUTES:**

- a. **APPROVE MINUTES** – Regular Meeting July 22, 2025

### **B. Financial Report** – July, 2025

### **C. Disbursements**

Mr. Hayes made a motion to approve the consent agenda as presented. Ms. Perpall seconded the motion. Perpall, Hayes, Connolly and Block voted yes. Troy was absent.

## **8. UNFINISHED BUSINESS FROM PRIOR MEETINGS**

Ms. Beatty followed up on a question from a Hilton Creek CSD customer that wanted to have CSA1 help fund some of the Sewer District expenses. Ms. Beatty received information from County Counsel that CSA1 does not have the power to provide sewer services and would have to activate such powers. It was a consensus of the Board to not activate that power.

## **9. BUSINESS INITIATED BY BOARD MEMBERS OR SECRETARY OF THE BOARD**

Ms. Perpall would like to have a screen to cover the shelving area in storage.

Mr. Hayes attended a meeting with Mono County Public Works and CALOES that spoke about mobile burn boxes to reduce green waste going into the dumps.

Ms. Perpall was asked about an EV charging station and would like to put it back on the agenda.

## **10. SET NEXT MEETING DATE**

Regular Meeting Tuesday, September 23 2025 at 5:00 pm.

Crowley Lake Community Center LOCATION UPDATED Long Valley Fire Station

## **11. ADJOURN THE MEETING**

Ms. Perpall made a motion to adjourn the meeting, Mr. Connolly seconded the motion. Perpall, Block, Hayes, and Connolly voted yes. Troy was absent.

The meeting was adjourned at 6:51 p.m.



**CSA#1 Income Statement**  
County of Mono  
For Fiscal Year 2025, 07/01/2024 - 06/30/2025

GL Account Number	GL Account Description	Amended Budget	Current YTD	YTD Remaining	%
	<b>County Service Area #1 - Crowley</b>				
160-10-225-10020	Property Taxes - Current Secured	220,748.00	263,777.56	-43,029.56	119.50
160-10-225-10030	Property Taxes - Current Unsecured	12,000.00	0.00	12,000.00	0.00
160-10-225-14010	Interest Income	28,000.00	45,143.01	-17,143.01	161.20
160-10-225-14080	REPEATER TOWER RENT	3,168.00	3,168.00	0.00	100.00
160-10-225-16216	COMMUNITY WELLNESS PROGRAM FEES	0.00	90.00	-90.00	0.00
	<b>Total Revenues</b>	<b>263,916.00</b>	<b>312,178.57</b> ✓	<b>-48,262.57</b>	<b>1.20</b>
160-10-225-21100	Permanent Salaries and Wages	20,000.00	11,110.05	8,889.95	55.60
160-10-225-22101	Medicare Taxes	0.00	161.09	-161.09	0.00
160-10-225-22102	Social Security Taxes	0.00	688.83	-688.83	0.00
160-10-225-22105	State Disability	0.00	127.45	-127.45	0.00
160-10-225-22106	Unemployment	0.00	25.56	-25.56	0.00
160-10-225-31400	Maintenance - Buildings and Improvements	100,000.00	6,514.10	93,485.90	6.50
160-10-225-32000	Office Expenses	1,500.00	72.00	1,428.00	4.80
160-10-225-32450	Contract Services	15,000.00	4,690.00	10,310.00	31.30
160-10-225-32500	Professional & Specialized Services	25,000.00	14,930.20	10,069.80	59.70
160-10-225-32950	Rent - Buildings	1,200.00	1,200.00	0.00	100.00
160-10-225-33120	Special Departmental Expense	10,500.00	4,237.65	6,262.35	40.40
160-10-225-33600	UTILITIES	7,000.00	3,784.20	3,215.80	54.10
160-10-225-52010	Capital Outlay: Land & Land Improvements	800,000.00	0.00	800,000.00	0.00
160-10-225-91010	Contingency	50,000.00	0.00	50,000.00	0.00
	<b>Total Expenditures</b>	<b>1,030,200.00</b>	<b>47,541.13</b> ✓	<b>982,658.87</b>	<b>0.04</b>
	<b>Total</b>	<b>-766,284.00</b>	<b>264,637.44</b>	<b>-1,030,921.44</b>	<b>100.00</b>

G/L#	EFFECTIVE DATE	DESCRIPTION	STPSOURCE	JE#	DEPOSIT	CHECK	VENDOR	VENDOR INVOICE#	PO	PROJECT	GRANT	DEBIT	CREDIT	BALANCE
	06/30/2025	PC-June 2025 Cur Unsec FY 2024/25	AJ	GL	712802							2,642.60		1,391,972.64
	06/30/2025	PC-June 2025 Del Sec FY 2024/25	AJ	GL	712794							342.87		1,392,315.51
	06/30/2025	PC-June 2025 Del Unsec FY 2024/25	AJ	GL	712797							3.91		1,392,319.42
	06/30/2025	PC-June 2025 Supp Sec FY 2024/25	AJ	GL	712798							585.99		1,392,905.41
	06/30/2025	PC-June 2025 Supp UnSec FY 2024/25	AJ	GL	712799							14.17		1,392,919.58
	06/30/2025	PC-June 2025 Cur Sec FY 2024/25	AJ	GL	713184		FY 2024 2025 UPDATES					2,528.62		1,395,448.20
	06/30/2025	PC-HOPTR Apport	AJ	GL	717906							302.55		1,395,750.75
	06/30/2025	PC-4Q 24-25 Interest Appt	AJ	GL	718901							12,009.05		1,407,759.80
	06/30/2025	PC-HOPTR Int Apport	AJ	GL	718946							3.47		1,407,763.27
	06/30/2025	PC-Prop Tax Fund Interest Apport	AJ	GL	719019							246.28		1,408,009.55
	06/30/2025	PC-Excess ERAF	AJ	GL	719873							11,064.86		1,419,074.41
		TOTAL										312,385.95	50,219.86	1,419,074.41
		Sales and Use Tax Payable										Balance	Forward	122.71
	12/16/2024	CSA - Reimbursement: Community Center Storage Shelves	SYS	AP	678348	18711	DENISE PERPALL	120124 Reimb				5.73		116.98
	12/16/2024	CSA1 Reimbursement - Tree Lighting Event Supplies	SYS	AP	678349	18714	Lorinda Beatty	121024				0.80		116.18
	03/25/2025	CSA 1 REIMBURSEMENT - CLCC STORAGE BINS	SYS	AP	693845	19791	Lorinda Beatty Administrative Services	72				0.85		115.33
	04/16/2025	Acct 028-87114 CY 2025 1Q Sales Tax Remittance	SYS	AP	696469	205181	California Department of Tax and Fee Admin.	0-048-595-47 2				115.33		0.00
		TOTAL										122.71	0.00	0.00
		ACCOUNTS PAYABLE										Balance	Forward	5,437.24
	07/02/2024	D Perpall REGULAR BOARD MEETING Event 6/22/2024	SYS	AP	649163	17138	DENISE PERPALL	6252024-1				50.00		5,387.24
	07/02/2024	Denise Perpall - Reimbursement Event Food & Supplies	SYS	AP	649164	17138	DENISE PERPALL	6252024				347.40		5,039.84
	07/02/2024	H. Hayes REGULAR BOARD MEETING 06/25/2024	SYS	AP	649167	200956	Haislip Hayes	6252024				50.00		4,989.84
	07/02/2024	J Connolly REGULAR BOARD MEETING 6/25/2024 Even 6/22/2024	SYS	AP	649168	200957	JOHN CONNOLLY	6252024				100.00		4,889.84
	07/02/2024	Shaun Troy REGULAR BOARD MEETING 6/25/2024	SYS	AP	649171	17140	Shaun Troy	6252024				50.00		4,839.84
	07/02/2024	Lorinda Beatty Admin Services - Secretarial Services May 2024	SYS	AP	649186	17144	Lorinda Beatty Administrative Services	60				1,461.98		3,377.86
	07/05/2024	Invoice: Spring CSA1-Reiki Movement	SYS	AP	649324	200983	Bishop Reiki	Spring CSA1		2257254		600.00		2,777.86

**Mono County Service Area One  
Warrant Request Distribution List  
Presented to Board  
September 23, 2025**

<b>Vendor</b>	<b>Description</b>	<b>Amount</b>	
John Connolly	Board Meeting 9/23/2025 & 8/13	100.00	**
Shaun Troy	Board Meeting 9/23/2025	50.00	**
Jeffrey Block	Board Meeting 9/23/2025	50.00	**
Haislip Hayes	Board Meeting 9/23/2025	50.00	**
Denise Perpall	Board Meeting 9/23/2025& 8/13	100.00	**
Lorinda Beatty	Secretarial Service - August	1,318.80	
Hilton Creek CSD	Sewer - July & August	801.38	
Isabel Connolly	Payroll Cycle 18	612.57	*
Denise Perpall	Latin Market - Summer Event	1,600.00	*
John Demaria	Music Band - Summer Event	700.00	*
Petra Gordon	Wellness Class - July & Aug	280.00	*
Deborah Shubness	Wellness Class - July & Aug	440.00	*
<b>Total</b>		<b>6,102.75</b>	

\* Payment Issued or submitted

\*\* Pending Attendance Confirmation