

A meeting of the Board of Directors of the Edgemont Community Services District, held at the Edgemont Community Center, was called to order at 7:05 p.m. by Mike Addie, President. Those board members present were Mike Addie, Brenda Addie, Cheryl Franklin, Hillary Ledbetter, and Moses Taylor Jr. Also present were Sam Gershon, engineer, Edward Mackey, attorney, Sandra Leer, attorney, and Jessica Pfalmer, general manager.

Approve minutes of November 13, 2025

Brenda moved to approve the minutes, Cheryl seconded, motion was carried.

Public comment

There were no members of the public present.

Legal

Ground lease rent increase – Ed informed the board that the rent income increased \$9,000 per month in November.

Engineering - Sam reviewed the ECSD Monthly Engineering Report memos of December 3, 2025.

District projects

Connection fees and frontage fee – review of study by engineers – Sam explained the calculation of the recommended connection fees and the fees that other local agencies currently charge. He also recommends that ECSD add a frontage fee, which would apply to new construction that helps to offset the cost of the pipelines in the street, because the connection fee only addresses capacity charges.

Private development projects

Molto Edgemont Commerce Center, southwest corner of Day Street and Bay Avenue – approve sewer service availability renewal letter – Sam explained the project and approval previously provided. He recommends that the availability letter be renewed for the current period. Cheryl moved to approve the issuance of renewal letter, Moses seconded, motion carried.

Administration

Financial report – September and October 2025 – Jessica noted that the audit adjustments were recorded and the current year financial statements have been updated to reflect the changes. On the Statement of Financial Position for September Jessica noted the following: 1082 Accounts Receivable – Interest is now a \$0 balance because the County of Riverside paid out the accrued interest. 1095 Due From Other Funds decreased due to the allocation of the sewer's reserve funds to the sewer costs that were paid by the general fund. On the Statement of Activities for October, she highlighted that account 5125 Clubhouse Maintenance includes the materials payment for the new flooring and the exterior paint, stucco and eaves work. On the Cash

Disbursements Listing she noted that the payment to Greg Conwell was for the exterior work and the payment to Carpets By Duane was for the flooring materials.

Submission of “No Spill Report” to State Water Resources Control Board – The report was submitted as required.

Monthly update – other items – Flooring is installed

Open session ended at 7:53 p.m.

Closed session opened at 7:54 p.m.

Closed session

Discussions of groundwater and communication with water related districts

Closed session ended at 7:55 p.m., with nothing to report.

Adjourned: 7:56 p.m.

Respectfully Submitted,



Jessica Pfalmer  
Secretary