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GOLDEN HILLS COMMUNITY SERVICES DISTRICT

BOARD OF DIRECTORS

AGENDA

FOR THE REGULAR MEETING

SEPTEMBER 17, 2026

5:00 PM

21415 REEVES STREET

This meeting is being held in accordance with the Brown Act. Individuals may address the Board on any matter listed on this Agenda. Members of the audience desiring to address the Board must approach the podium and request recognition from the Board President. Presentation by the audience is limited to three minutes per Agenda item.

Any person with a qualifying disability under the Americans with Disabilities Act of 1990 may request that the District (1) make agendas available in appropriate alternative formats, and (2) provide a disability-related modification or accommodation, including auxiliary aids or services, to participate in any public meeting of the Board of Directors. A request for modification or accommodation shall be made in person, or by telephone, facsimile or written correspondence to the General Manager at the District's office at least ten days before the public meeting for which the modification or accommodation is requested. The District will attempt to accommodate people who make requests less than seven days before the public meeting.

Staff reports and other disclosable public records related to Open Session agenda items will be made available when complete if not otherwise accompanied with this agenda at the Golden Hills Community Services District office located at 21415 Reeves Street, Tehachapi, CA during business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

MISSION STATEMENT

To be interactive and responsive to the Golden Hills community and provide those services within our authority.

CLOSED SESSION – 5:00 P.M.

1. ROLL CALL:

Directors present:

Directors absent:

Others present:

2. CLOSED SESSION INPUT:

This portion of the meeting is set aside for members of the public to address any matter on the closed session portion of the agenda. Individuals desiring to address the Board must state their name before giving their presentation.

3. ADJOURN TO CLOSED SESSION:

Chair to reference Closed Session item(s) as presented on Agenda and then Board to adjourn to Closed Session.

Motion Director _____, seconded Director _____

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS:

Property address: 21415 Reeves Street
Agency negotiator: Susan Wells
Party: County of Kern
Under Negotiation: Leasehold price and terms

**B. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION:
[GOVERNMENT CODE § 54956.9(c)]**

Initiation of Litigation, 1 potential case

OPEN SESSION – 6:00 P.M.

4. FLAG SALUTE:

Board and audience to recite the Pledge of Allegiance to the American Flag.

5. REPORTING ON CLOSED SESSION:

Report any action(s) taken during Closed Session.

6. PUBLIC COMMENTS:

This portion of the meeting is set aside for members of the public to address any matter not on this agenda, and over which the Board has jurisdiction. Individuals desiring to address the Board must state their name before giving their presentation.

The Brown Act prohibits the Board from discussing items raised during the Public Comments section that have not been placed on the Agenda.

Board members may, however, respond briefly to statements made or questions posed. They may ask a question for clarification, make a referral to staff for factual information, or request staff to report back to the Board at a later meeting. Also, the Board may take action to direct the staff to place a matter of business on a future agenda.

7. FINANCIAL REPORT:

Monthly financial reports to be presented to Board and public.

**GOLDEN HILLS
COMMUNITY SERVICES
DISTRICT**

**MONTHLY
FINANCIAL REPORT**

AUGUST 31, 2026

Monthly Budget Comparison
Fund Summary
Fiscal Year 2026-2027 thru August 31, 2026
Budget Completion 17%

	Actuals	Adopted Budget	% of Budget Completion
Revenues			
Property Taxes and Assessments	2,840	559,150	1%
Permits and Fees	165	123,000	0%
Rent and Leases	15,991	145,327	11%
Charges for Services	424,548	3,665,075	12%
Interest Income and Other Revenues	18,297	209,000	9%
Total Revenues	461,841	4,701,552	10%
Expenses			
Salaries & Benefits	248,974	1,746,205	14%
General & Administrative	120,041	328,010	37%
System Operations	27,083	347,750	8%
Maintenance & Supplies	12,951	161,700	8%
Utilities	(9,292)	115,600	-8%
Insurance	17,399	90,000	19%
Outside Services	10,729	172,450	6%
Total Operating Expenses	427,886	2,961,715	14%
Debt Service	85,420	254,398	34%
Capital Outlay/Transfer associated with revenues	9,800	1,208,134	1%
Total Capital Expenditures associated with revenues	95,220	1,462,532	7%
Expenses before Depreciation	523,106	4,424,247	12%
Net Increase (Decrease) before Depreciation	(61,265)	277,305	
Capital Outlay Paid with Reserves	10,500	1,058,750	1%
Depreciation	86,856	639,432	14%
Total Expenses	620,461	6,122,429	10%
Net Increase (Decrease) in Budget Comparison	(158,621)	(1,420,877)	

Monthly Budget Comparison
Fiscal Year 2026-2027 thru August 31, 2026 (17%)

	Actuals	Adopted Budget	% Act/Bud		Actuals	Adopted Budget	% Act/Bud
Gen Fund Revenues	6,748	675,927	1%	Maint Dist 1 Revenues	2,769	149,950	2%
Gen Fund Expenses	16,212	942,099	2%	Maint Dist 1 Expenses	77,776	136,567	57%
Gen Fund Excess/(Deficit)	(9,464)	(266,172)		Maint Dist 1 Excess/(Deficit)	(75,006)	13,383	
Water Fund Revenues	451,704	3,863,775	12%	Maint Dist 2 Revenues	619	11,900	5%
Water Fund Expenses	526,474	5,038,563	10%	Maint Dist 2 Expenses	-	5,200	0%
Water Fund Excess/(Deficit)	(74,770)	(1,174,788)		Maint Dist 2 Excess/(Deficit)	619	6,700	
Funds Summary	(84,234)	(1,440,960)		Funds Summary	(74,387)	20,083	
				Total Fund Summary Excluding Depreciation	(61,265)	277,305	
				Total Fund Summary Including Depreciation	(158,621)	(1,420,877)	

Monthly Budget Comparison
General Fund
Fiscal Year 2026-2027 thru August 31, 2026
Budget Completion 17%

	Actuals	Adopted Budget	% of Budget Completion
Revenues			
Property Taxes and Assessments	2,068	413,900	0%
Permits and Fees	-	83,000	0%
Rent and Leases	-	145,327	0%
Charges for Services	-	-	
Interest Income and Other Revenues	4,680	33,700	14%
Total Revenues	6,748	675,927	1%
Expenses			
Salaries & Benefits	1,710	193,365	1%
General & Administrative	1,930	29,720	6%
System Operations	9	1,200	1%
Maintenance & Supplies	1,214	60,500	2%
Utilities (Edison is behind a month)	(372)	11,300	-3%
Insurance	1,740	9,000	19%
Outside Services	450	19,185	2%
Total Operating Expenses	6,682	324,270	2%
Debt Service	-	-	0%
Capital Outlay/Transfers	-	572,500	0%
Total Capital Expenditures	-	572,500	0%
Expenses before Depreciation	6,682	896,770	1%
Net Increase (Decrease) before Depreciation	66	(220,843)	
Depreciation	9,530	45,329	21%
Total Expenses	16,212	942,099	2%
Net Increase (Decrease) in Budget Comparison	(9,464)	(266,172)	

Monthly Budget Comparison
Water Fund
Fiscal Year 2026-2027 thru August 31, 2026
Budget Completion 17%

	Actuals	Adopted Budget	% of Budget Completion
Revenues			
Property Taxes and Assessments	4	1,000	0%
Permits and Fees	165	40,000	0%
Rent and Leases	15,991	-	0%
Charges for Services (Water Sales behind a month (Accruals))	424,548	3,665,075	12%
Interest Income and Other Revenues	10,996	157,700	7%
Total Revenues	451,704	3,863,775	12%
Expenses			
Salaries & Benefits	247,263	1,552,840	16%
General & Administrative	118,111	294,790	40%
System Operations	27,074	346,550	8%
Maintenance & Supplies	11,737	101,200	12%
Utilities (Edison is behind a month)	(8,920)	104,300	-9%
Insurance	15,659	81,000	19%
Outside Services (Legal/Engineering behind a month)	10,279	130,315	8%
Total Operating Expenses	421,204	2,610,995	16%
Debt Service	7,644	139,081	5%
Capital Outlay/Transfer associated with revenues	9,800	635,634	2%
Total Capital Expenditures associated with revenues	17,444	774,715	2%
Expenses before Depreciation	438,648	3,385,710	13%
Net Increase (Decrease) before Depreciation	13,056	478,065	
Capital Outlay Paid with Reserves	10,500	1,058,750	
Depreciation	77,326	594,103	13%
Total Expenses	526,474	5,038,563	10%
Net Increase (Decrease) in Budget Comparison	(74,770)	(1,174,788)	

Monthly Budget Comparison
Maintenance District 1 Fund
Fiscal Year 2026-2027 thru August 31, 2026
Budget Completion 17%

	Actuals	Adopted Budget	% of Budget Completion
Revenues			
Property Taxes and Assessments	734	137,450	1%
Permits and Fees	-	-	
Rent and Leases	-	-	
Charges for Services	-	-	
Interest Income and Other Revenues	2,036	12,500	16%
Total Revenues	2,769	149,950	2%
Expenses			
Salaries & Benefits	-	-	
General & Administrative	-	3,500	0%
System Operations	-	-	
Maintenance & Supplies	-	-	
Utilities	-	-	
Insurance	-	-	
Outside Services	-	17,750	0%
Total Operating Expenses	-	21,250	0%
Debt Service	77,776	115,317	67%
Capital Outlay/Transfers	-	-	
Total Capital Expenditures	77,776	115,317	67%
Total Expenses	77,776	136,567	57%
Net Increase (Decrease) in Budget Comparison	(75,006)	13,383	

Monthly Budget Comparison
Maintenance District 2 Fund
Fiscal Year 2026-2027 thru August 31, 2026
Budget Completion 17%

	Actuals	Adopted Budget	% of Budget Completion
Revenues			
Property Taxes and Assessments	34	6,800	1%
Permits and Fees	-	-	
Rent and Leases	-	-	
Charges for Services	-	-	
Interest Income and Other Revenues	585	5,100	11%
Total Revenues	<u>619</u>	<u>11,900</u>	<u>5%</u>
Expenses			
Salaries & Benefits	-	-	
General & Administrative	-	-	
System Operations	-	-	
Maintenance & Supplies	-	-	
Utilities	-	-	
Insurance	-	-	
Outside Services	-	5,200	0%
Total Operating Expenses	<u>-</u>	<u>5,200</u>	<u>0%</u>
Debt Service	-	-	
Capital Outlay/Transfers	-	-	
Total Capital Expenditures	<u>-</u>	<u>-</u>	
Total Expenses	<u>-</u>	<u>5,200</u>	
Net Increase (Decrease) in Budget Comparison	<u>619</u>	<u>6,700</u>	

GOLDEN HILLS COMMUNITY SERVICE DISTRICT
MONTHLY FUND AND CASH ACCOUNTS
STATEMENT ACTIVITY SUMMARY

August 31, 2026

	7/31/2026 ENDING BALANCES	INCOME	EXPENSE	PAYROLL	ACCOUNT TRNSFR	ACCOUNT TRNSFR	8/31/2026 ENDING BALANCES
8367 GHCSD GENERAL FUND	16,552.37						16,552.37
8381 GHCSD OPERATIONS FUND	3.74						3.74
8395 GHCSD STANDBY	2,403.33						2,403.33
8410 GHCSD WATER BANKING REIMB	0.86						0.86
8422 GHCSD MD1 TAX ASSMT 3366	817.12						817.12
8435 GHCSD MD2 TAX ASSMT 3365	275.85						275.85
8448 GHCSD SANITATION	1.18						1.18
8462 GHCSD ON-SITE SEPTIC	0.74						0.74
8475 GHCSD CAPACITY	6.12						6.12
8488 GHCSD DRAINAGE	1.48						1.48
8501 GHCSD DISTRICT LANDS	0.74						0.74
8519 GHCSD GENERAL RESERVE	0.96						0.96
8532 GHCSD MD2 BOND ASSMT 3365	13,863.74						13,863.74
8545 GHCSD DELINQUENT ACCOUNTS	228.46						228.46
8559 GHCSD MD1 BOND ASSMT 3366	9,628.99						9,628.99
8573 GHCSD DISTRICT FACILITIES	11,084.52						11,084.52
8587 GHCSD OPERATIONS RESERVE	3.79						3.79
VSCU TRUST DEPOSITS	285,945.28	3,425.00	(2,300.76)				287,069.52
VSCU MANUAL DISBURSEMENTS FUND	88,154.48	500.00	(314,776.70)	110,000.00	218,805.78		102,683.56
VSCU KC TREASURER	229,699.30	428,874.40	(5,814.20)	(110,000.00)	(218,805.78)		323,953.72
VSCU SAVINGS/MEMBERSHIP FUND	5.00						5.00
US BANK - INVESTMENT FUND	3,761,874.58	1,091.19	(4,370.59)				3,758,595.18
CAMP- INVESTMENT FUND	1,991,088.96	6,417.76					1,997,506.72
US BANK - ROAD BOND MD1 REDEMPTION 1155	5,129.01	15.45			93,327.50		98,471.96
US BANK - ROAD BOND MD1 RESERVE 1156	120,316.23	362.33					120,678.56
US BANK - ROAD BOND MD1 PREPAY 1159	18.07	0.05					18.12
TOTAL	\$ 6,530,668.04	\$ 440,686.18	\$ (327,262.25)	\$ -	\$ 93,327.50	\$ -	\$ 6,743,856.33

	8/31/2026 ENDING	Water	Reserves	Land Maint	Maintenance Dist 1	Maintenance Dist 2
8367 GHCSD GENERAL FUND	BALANCES					
8381 GHCSD OPERATIONS FUND	16,552.37			16,552.37		
8395 GHCSD STANDBY	3.74	3.74				
8410 GHCSD WATER BANKING REIMB	2,403.33	2,403.33				
8422 GHCSD MD1 TAX ASSMT 3366	0.86	0.86				
8435 GHCSD MD2 TAX ASSMT 3365	817.12				817.12	
8448 GHCSD SANITATION	275.85					275.85
8462 GHCSD ON-SITE SEPTIC	1.18			1.18		
8475 GHCSD CAPACITY	0.74			0.74		
8488 GHCSD DRAINAGE	6.12	6.12				
8501 GHCSD DISTRICT LANDS	1.48			1.48		
8519 GHCSD GENERAL RESERVE	0.74			0.74		
8532 GHCSD MD2 BOND ASSMT 3365	0.96			0.96		
8545 GHCSD DELINQUENT ACCOUNTS	13,863.74					13,863.74
8559 GHCSD MD1 BOND ASSMT 3366	228.46	228.46				
8573 GHCSD DISTRICT FACILITIES	9,628.99				9,628.99	
8587 GHCSD OPERATIONS RESERVE	11,084.52	11,084.52				
	3.79		3.79			
VSCU TRUST DEPOSITS						
VSCU MANUAL DISBURSEMENTS FUND	287,069.52	287,069.52				
VSCU KC TREASURER	102,683.56	102,683.56				
VSCU SAVINGS/MEMBERSHIP FUND	323,953.72	323,953.72				
	5.00	5.00				
US BANK - INVESTMENT FUND						
CAMP- INVESTMENT FUND	3,758,595.18	3,758,595.18				
	1,997,506.72	705,233.93		961,147.13	227,839.14	103,286.52
US BANK - ROAD BOND MD1 REDEMPTION 1155						
US BANK - ROAD BOND MD1 RESERVE 1156	98,471.96				98,471.96	
US BANK - ROAD BOND MD1 PREPAY 1159	120,678.56				120,678.56	
	18.12				18.12	
TOTAL	6,743,856.33	\$ 5,191,267.94	\$ 3.79	\$ 977,704.60	\$ 457,453.89	\$ 117,426.11

GOLDEN HILLS COMMUNITY SERVICE DISTRICT
MONTHLY FUND AND CASH ACCOUNTS
VIRTUAL STATEMENTS
August 31, 2026

	7/31/2026	CAMP		KOT DAILY	A/P	ACCOUNT	8/31/2026
	ENDING	US Bank	EXPENSES	ACTIVITY		TRNSFR	ENDING
	BALANCES	INCOME					BALANCES
8367 GHCSD GENERAL FUND	762,915.80	3,331.57		30,031.83	(511.67)	(103,246.19)	692,521.34
8381 GHCSD OPERATIONS FUND	386,876.07		(1,556.93)	227,821.29	(114,197.11)	8,241.07	507,184.39
8395 GHCSD STANDBY	90,846.35						90,846.35
8410 GHCSD WATER BANKING REIMB	82,297.63			9,933.13			92,230.76
8422 GHCSD MD1 TAX ASSMT 3366	131,538.06	1,031.87				733.66	133,303.59
8435 GHCSD MD2 TAX ASSMT 3365	34,170.99	331.85				34.47	34,537.31
8448 GHCSD SANITATION	161,559.11						161,559.11
8462 GHCSD ON-SITE SEPTIC	150.91						150.91
8475 GHCSD CAPACITY	2,080,812.64			7,980.00	(10,500.00)		2,078,292.64
8488 GHCSD DRAINAGE	63,890.16						63,890.16
8501 GHCSD DISTRICT LANDS	183.29						183.29
8519 GHCSD GENERAL RESERVE	59,399.79						59,399.79
8532 GHCSD MD2 BOND ASSMT 3365	82,888.80						82,888.80
8545 GHCSD DELINQUENT ACCOUNTS	54,266.62						54,266.62
8559 GHCSD MD1 BOND ASSMT 3366	198,309.16				(93,327.50)		104,981.66
8573 GHCSD DISTRICT FACILITIES	770,338.29			5,979.64			776,317.93
8587 GHCSD OPERATIONS RESERVE	841,292.76			37,128.48			878,421.24
	5,801,736.43	4,695.29	(1,556.93)	318,874.37	(218,536.28)	(94,236.99)	5,810,975.89

**GOLDEN HILLS
COMMUNITY SERVICES
DISTRICT**

YEAR-END WRAP UP

FY 2025-2026

Cash Summary for FY 25-26

General Fund

	Property Tax	General Fund Reserve	Sanitation	Drainage	Total
Beginning Cash 7/1/25	417,864.59	59,370.20	161,481.87	63,770.96	702,487.62
Ending Cash 6/30/26	669,639.09	59,399.79	161,559.11	63,890.16	954,488.15
Cash Summary	251,774.50	29.59	77.24	119.20	252,000.53

Water Fund

	Water Operations	Water Banking	Capacity	District Facilities	Water Ops Reserve	Total
Beginning Cash 7/1/25	972,300.22	117,502.01	1,878,406.62	805,424.85	1,271,673.66	5,045,307.36
Ending Cash 6/30/26	908,452.28	84,277.82	2,072,832.64	760,224.56	849,226.10	4,675,013.40
Cash Summary	(63,847.94)	(33,224.19)	194,426.02	(45,200.29)	(422,447.56)	(370,293.96)

Maintenance District 1

	Tax Assessment	Bond Assessment	Total
Beginning Cash 7/1/25	107,147.26	160,493.45	267,640.71
Ending Cash 6/30/26	130,512.99	198,309.16	328,822.15
Cash Summary	23,365.73	37,815.71	61,181.44

Maintenance District 2

	Tax Assessment	Bond Assessment	Total
Beginning Cash 7/1/25	28,791.80	138,851.73	167,643.53
Ending Cash 6/30/26	33,669.33	82,888.80	116,558.13
Cash Summary	4,877.53	(55,962.93)	(51,085.40)

Monthly Budget Comparison
General Fund
Fiscal Year 2025-2026 thru June 30, 2026
Budget Completion 100%

	Original Adopted Budget	Revised #1 Budget	Revised #2 Budget	Actuals
Revenues				
Property Taxes and Assessments	393,900	393,900	403,900	410,859
Permits and Fees	77,000	77,000	83,000	84,032
Rent and Leases	32,500	143,500	142,092	143,750
Charges for Services	-	-	-	-
Interest Income and Other Revenues	16,600	21,750	37,350	42,141
Total Revenues	520,000	636,150	666,342	680,782
Expenses				
Salaries & Benefits	84,696	190,796	199,233	208,912
General & Administrative	28,134	28,134	26,834	31,513
System Operations	1,200	1,200	1,200	1,500
Maintenance & Supplies	57,600	57,600	36,050	24,023
Utilities (Edison is behind a month)	10,910	10,910	10,910	9,788
Insurance	5,800	8,300	8,300	8,742
Outside Services	34,750	34,750	12,994	17,196
Total Operating Expenses	223,090	331,690	295,521	301,674
Debt Service	-	-	-	-
Capital Outlay/Transfers	255,000	255,000	254,479	17,813
Total Capital Expenditures	255,000	255,000	254,479	17,813
Expenses before Depreciation	478,090	586,690	550,001	319,487
Net Increase (Decrease) before Depreciation	41,910	49,460	116,341	361,295
Depreciation	41,753	41,753	41,753	48,777
Total Expenses	519,843	628,443	591,753	368,264
Net Increase (Decrease) in Budget Comparison	157	7,707	74,589	312,519

Monthly Budget Comparison
Water Fund
Fiscal Year 2025-2026 thru June 30, 2026
Budget Completion 100%

	Original Adopted Budget	Revised #1 Budget	Revised #2 Budget	Actuals
Revenues				
Property Taxes and Assessments	1,500	1,500	1,500	1,356
Permits and Fees	41,000	41,000	41,000	41,594
Rent and Leases	111,000	-	-	-
Charges for Services (Water Sales behind a month (Accruals))	3,618,782	3,618,782	3,754,494	3,783,714
Interest Income and Other Revenues	160,200	168,448	180,448	170,388
Total Revenues	3,932,482	3,829,730	3,977,442	3,997,053
Expenses				
Salaries & Benefits	1,484,904	1,378,804	1,372,867	1,356,353
General & Administrative	264,506	273,706	264,964	246,334
System Operations	318,900	318,900	335,400	315,789
Maintenance & Supplies	103,050	103,050	103,050	113,449
Utilities (Edison is behind a month)	265,440	265,440	265,440	239,924
Insurance	52,200	74,700	74,700	78,680
Outside Services (Legal/Engineering behind a month)	134,550	134,550	131,040	122,945
Total Operating Expenses	2,623,550	2,549,150	2,547,461	2,473,474
Debt Service	138,569	138,569	138,569	137,716
Capital Outlay/Transfer associated with revenues	761,234	761,234	756,223	737,698
Total Capital Expenditures associated with revenues	899,803	899,803	894,791	875,413
Expenses before Depreciation	3,523,353	3,448,953	3,442,252	3,348,888
Net Increase (Decrease) before Depreciation	409,130	380,778	535,189.70	648,165
Capital Outlay Paid with Reserves	1,089,000	1,089,000	1,089,000.00	1,071,260
Depreciation	566,384	566,384	479,247.00	475,111
Total Expenses	5,178,737	5,104,337	5,010,499	4,895,259
Net Increase (Decrease) in Budget Comparison	(1,246,254)	(1,274,606)	(1,033,057)	(898,207)

Monthly Budget Comparison
Maintenance District 1 Fund
Fiscal Year 2025-2026 thru June 30, 2026
Budget Completion 100%

	Original Adopted Budget	Revised #1 Budget	Revised #2 Budget	Actuals
Revenues				
Property Taxes and Assessments	136,950	136,950	139,950	149,441
Permits and Fees	-	-	-	-
Rent and Leases	-	-	-	-
Charges for Services	-	-	-	-
Interest Income and Other Revenues	9,880	9,880	12,800	16,060
Total Revenues	146,830	146,830	152,750	165,501
Expenses				
Salaries & Benefits	-	-	-	-
General & Administrative	3,500	3,500	3,500	2,875
System Operations	-	-	-	-
Maintenance & Supplies	-	-	-	-
Utilities	-	-	-	-
Insurance	-	-	-	-
Outside Services	7,900	7,900	7,308	7,259
Total Operating Expenses	11,400	11,400	10,808	10,134
Debt Service	118,467	118,467	118,467	117,417
Capital Outlay/Transfers	-	-	-	-
Total Capital Expenditures	118,467	118,467	118,467	117,417
Total Expenses	129,867	129,867	129,275	127,551
Net Increase (Decrease) in Budget Comparison	16,963	16,963	23,475	37,949

Monthly Budget Comparison
Maintenance District 2 Fund
Fiscal Year 2025-2026 thru June 30, 2026
Budget Completion 100%

	Original Adopted Budget	Revised #1 Budget	Revised #2 Budget	Actuals
Revenues				
Property Taxes and Assessments	6,700	6,700	14,700	37,475
Permits and Fees	-	-	-	-
Rent and Leases	-	-	-	-
Charges for Services	-	-	-	-
Interest Income and Other Revenues	8,300	8,300	6,500	6,909
Total Revenues	15,000	15,000	21,200	44,383
Expenses				
Salaries & Benefits	-	-	-	-
General & Administrative	2,000	2,000	2,000	549
System Operations	-	-	-	-
Maintenance & Supplies	-	-	-	-
Utilities	-	-	-	-
Insurance	-	-	-	-
Outside Services	7,800	7,800	11,132	8,399.73
Total Operating Expenses	9,800	9,800	13,132	8,948.79
Debt Service	205,000	205,000	205,000	209,633
Capital Outlay/Transfers	-	-	-	-
Total Capital Expenditures	205,000	205,000	205,000	209,633
Total Expenses	214,800	214,800	218,132	218,582
Net Increase (Decrease) in Budget Comparison	(199,800)	(199,800)	(196,932)	(174,199)

	Balance of Reserves as of 08/31/2022	Balance of Reserves as of 08/31/2023	Balance of Reserves as of 08/31/2024	Balance of Reserves as of 08/31/2025	Balance of Reserves as of 08/31/2026	Kern County Account Number
Water O&M Reserve 15% of budgeted Water O&M Expenses FY 26-27 Level: \$487,377	485,625.00	485,625.00	485,625.00	485,625.00	487,377.00	50291
Water Capital Reserve 15% of book value of Fixed Assets FY 26-27 Level: 2,695,572.75	243,373.75	377,943.88	524,765.59	658,137.74	185,634.13	50291
Water Banking Reserve \$600,000	159,549.71	182,014.41	45,633.92	124,273.61	92,230.76	50273
Water Sustainability Reserve \$600,000	159,043.36	249,149.10 (1)	101,882.06	152,694.87 (2)	205,410.11	50291
Water Emergency Reserve \$2,000,000	-	-	-	-	-	50291
Unassigned/Contingency Reserve \$500,000	55,677.29	56,835.21	58,397.35	59,370.20	59,399.79	50281
1) Purchased 38 Base acre-feet of water rights						
2) Purchase water rights for \$110,000						
Totals						
50273	159,549.71	182,014.41	45,633.92	124,273.61	92,230.76	
50281	55,677.29	56,835.21	58,397.35	59,370.20	59,399.79	
50291	888,042.11	1,112,717.98	1,112,272.65	1,296,457.61	878,421.24	

8. CONSENT CALENDAR:

All items listed on the Consent Calendar shall be considered routine and will be enacted upon by one roll call vote. There will be no separate discussion of these items unless a member of the Board or an audience member requests specific items to be removed from the Consent Calendar for separate action.

- A. APPROVAL OF THE MINUTES FOR THE REGULAR MEETING OF THE GOLDEN HILLS CSD BOARD OF DIRECTORS HELD ON AUGUST 27, 2026
- B. APPROVAL OF THE MINUTES FOR THE SPECIAL MEETING OF THE GOLDEN HILLS CSD BOARD OF DIRECTORS HELD ON SEPTEMBER 10, 2026
- C. RESOLUTION 26-27 EXPENSES OF THE DISTRICT
- D. RESOLUTION 26-28 EXPENSES OF THE DISTRICT

STAFF RECOMMENDATION: Approve Consent Calendar.

Motion Director _____, seconded Director _____

GOLDEN HILLS COMMUNITY SERVICES DISTRICT**BOARD OF DIRECTORS****MINUTES FOR THE REGULAR MEETING****AUGUST 27, 2026****5:00 PM****21415 REEVES STREET**

The GHCSO Board of Directors duly met for a Regular Meeting on August 27, 2026, at 21415 Reeves Street, Tehachapi, California.

OPEN SESSION: Convened at 5:01 PM

DIRECTORS PRESENT: David Benham, John Buckley, Matt Guggemos,
Scott Wyatt

DIRECTORS ABSENT: Joe King

OTHERS PRESENT: Susan Wells, Interim General Manager; Davin Blain,
Water Operations Manager

2. CLOSED SESSION INPUT:

No Public Comment

3. ADJOURN TO CLOSED SESSION:

Director Guggemos referenced the items listed on the Agenda for Closed Session and advised the Board and public that these items would be discussed under Closed Session.

Motion to adjourn to Closed Session was made by Director Benham at 5:01 PM, seconded by Director Wyatt and carried by the following vote:

AYES: Benham, Buckley, Guggemos, Wyatt

NOES: None

ABSTAIN: None

ABSENT: King

CLOSED SESSION – CONDUCTED IN THE CONFERENCE ROOM

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS:

Property address: 21415 Reeves Street
Agency negotiator: Susan Wells
Party: County of Kern
Under Negotiation: Leasehold price and terms

B. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION: [GOVERNMENT CODE § 54956.9(c)]

Initiation of Litigation, 1 potential case

Director King joined the Closed Session at 5:08 PM

Motion to adjourn from Closed Session was made by Director Guggemos at 5:52 PM, seconded by Director Benham and carried by the following vote:

AYES: Benham, Buckley, Guggemos, King, Wyatt

NOES: None

ABSTAIN: None

ABSENT: None

OPEN SESSION 6:00 PM

4. FLAG SALUTE:

Board and audience recited the Pledge of Allegiance to the American Flag.

5. REPORTING ON CLOSED SESSION:

No reportable action

6. PUBLIC COMMENTS:

Hojat Entezari spoke on Tehachapi Unified School District's Bond Measure D.

7. FINANCIAL REPORT:

Staff presented report on the District's financial statements.

8. CONSENT CALENDAR:

Motion to approve the consent calendar A-I was made by Director Guggemos, seconded by Director Buckley and carried by the following vote:

AYES: Benham, Buckley, Guggemos, King, Wyatt

NOES: None

ABSTAIN: None

ABSENT: None

9. GENERAL MANAGER'S REPORT:

General Manager provided a report to the Board and public.

10. HEAR STAFF PRESENTATION AND APPROVE EXPENDITURE TO THE WATER OPERATIONS FUND NOT TO EXCEED \$20,000 FOR BEAUTIFICATION OF THE AREA SURROUNDING THE SOLAR PROJECT:

Board approved for the expenditure of \$20,000 for beautification of the area surrounding the Solar Project.

AYES: Benham, Buckley, Guggemos, King, Wyatt

NOES: None

ABSTAIN: None

ABSENT: None

11. APPEAL BY ROBERT TORRES OF WATER CHARGES:

Board approved request by Robert Torres to credit his account for \$111.00 covering water loss due to a leak on his side of the water meter.

AYES: Benham, Buckley, Guggemos, King, Wyatt

NOES: None

ABSTAIN: None

ABSENT: None

12. BOARD TO HEAR STAFF UPDATE REGARDING NOVEMBER 3, 2026, GENERAL ELECTION AND TAKE APPROPRIATE ACTION(S) TO MAKE AN APPOINTMENT TO THE VACANCY OF THE BOARD OF DIRECTORS IN JANUARY 2027:

Board approved creation of an Ad hoc committee to address the vacancy created by a lack of candidates.

14. COMMITTEE REPORTS:

A. STANDING COMMITTEES:

- 1) Finance – Director Guggemos gave a report
- 2) Personnel – No report given

B. REVIEW OF THE STANDING COMMITTEES.

No change.

C. AD HOC COMMITTEES:

- 1) Surrounding Community – No report
- 2) Nature Park Activity Priorities – Director Buckley gave a report
- 3) District Lands Revenue Generation – No report
- 4) General Manager Recruitment – No report

D. REVIEW OF AD HOC COMMITTEES AND ASSIGNED OBJECTIVES.

The Board created two (2) additional Ad hoc committees:

- 1) PFAS – Directors Benham and King
- 2) Board Appointment – Benham and Guggemos

The Board removed Director Buckley from the Surrounding Community Ad hoc committee.

15. NEW BUSINESS:

The Board requested an agenda item for the September 2026 Regular Board meeting for Tehachapi Unified School District to present information on Bond Measure D.

16. ADJOURN MEETING:

Motion to adjourn the meeting at 7:08 PM was made by Director Benham, seconded by Director Guggemos and carried by the following vote:

AYES: Benham, Buckley, Guggemos, King, Wyatt

NOES: None

ABSTAIN: None

ABSENT: None

Respectfully submitted,

Approved:

Susan Wells, Secretary

Joe King, Chair

GOLDEN HILLS COMMUNITY SERVICES DISTRICT**BOARD OF DIRECTORS****MINUTES FOR THE SPECIAL MEETING****SEPTEMBER 10, 2026****5:00 PM****21415 REEVES STREET**

The GHCSO Board of Directors duly met for a Special Meeting on September 10, 2026 at 21415 Reeves Street, Tehachapi, California.

OPEN SESSION: Convened at 5:00 PM

DIRECTORS PRESENT: David Benham, Matt Guggemos, Joe King

DIRECTORS ABSENT: John Buckley, Scott Wyatt

OTHERS PRESENT: Susan Wells, Interim General Manager; Davin Blain, Water Operations Manager; Brian Barnett, Business Analyst; Jason Watts, Timothy Jarvi – 4 Creeks; David Shaw; Corey Torres; GHCSO Maintenance Crew.

2. FLAG SALUTE:

Board and audience recited the Pledge of Allegiance to the American Flag.

3. PUBLIC COMMENTS:

None

4. REVIEW AND APPROVE IN CONCEPT THE NATURE PARK PLAN DESIGN PRESENTED BY 4CREEKS.

4Creeks presented a conceptual plan based on prior discussion with the Board, staff, and public. The plan is 30% complete, allowing 4Creeks to pursue various grant opportunities. 4Creeks will provide the CSD GM with plan designs for further review and present a “phasing in” plan at the next Special Board meeting scheduled for September 22, 2026, at 5:00PM.

Motion to approve the plan design in concept made by Director Benham, seconded by Director Guggemos and carried by the following vote:

AYES: Benham, Guggemos, King

NOES: None

ABSTAIN: None

ABSENT: Buckley, Wyatt

5. ADJOURN MEETING:

Motion to adjourn meeting at 6:39 PM was made by Director Benham, seconded by Director Buckley and carried by the following vote:

AYES: Benham, Guggemos, King

NOES: None

ABSTAIN: None

ABSENT: Buckley, Wyatt

Respectfully submitted,

Approved:

Susan Wells, Secretary

Joe King, Chair

RESOLUTION NO. 26-27**OF THE BOARD OF DIRECTORS****GOLDEN HILLS COMMUNITY SERVICES DISTRICT**

BE IT RESOLVED that the expenses listed below have been reviewed and signed by at least one Director, and are hereby accepted as reported and executed through District's Valley Strong Credit Union Account.

GOLDEN HILLS FUND NO. 50270 - GENERAL FUND, PROPERTY TAX REVENUES

J Torres	458.66
Karls Hardware	<u>53.01</u>
TOTAL FUND NO. 50270	\$511.67

GOLDEN HILLS FUND NO. 50271 - WATER OPS REVENUE

ACWA	2195.00
Badger Meter	36000.00
David Benham	400.00
John Buckley	400.00
Core and Main	1496.47
Customized Custodial	1475.00
Dinnerville	900.00
Dataprose	2907.36
Matt Guggemos	400.00
Hall Letter Shop	1305.82

John Deere	4712.71
Karls Hardware	9.73
Kern County Auditor	1772.00
Joe King	400.00
Provost & Pritchard	3107.40
T Mobile	594.18
USA North	538.80
Witts	74.67
Scott Wyatt	100.00
Zalco	<u>100.00</u>
TOTAL FUND NO. 50271	\$58899.14

GOLDEN HILLS FUND NO. 50284 - MD1 ROAD BOND ASSESSMENT

US Bank	<u>93327.50</u>
TOTAL FUND NO. 50284	\$93327.50

Passed and adopted at a regular meeting of the Board of Directors of the Golden Hills Community Services District on September 17, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

I hereby certify that the foregoing is a full, true, and correct copy of the resolution duly passed and adopted at a regular meeting of the Board of Directors of the Golden Hills Community Services District on September 17, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Susan Wells, Board Secretary

(DISTRICT SEAL)

RESOLUTION NO. 26-28
OF THE BOARD OF DIRECTORS
GOLDEN HILLS COMMUNITY SERVICES DISTRICT

BE IT RESOLVED that the expenses listed below have been reviewed and signed by at least one Director, and are hereby accepted as reported and executed through District's Valley Strong Credit Union Account.

GOLDEN HILLS FUND NO. 50271 - WATER OPS REVENUE

ACWA	23527.81
Backflow Solutions	995.00
Cintas	614.37
Dataprose/Matrix	2876.51
Hall Letter Shop	1305.82
Insight	1063.26
Karls Hardware	173.16
Klein	4584.00
Lamont Fence Co	9800.00
Mt Euro Autowerke	253.84
Napa	146.61
Navillus Enterprises	3343.20
Optimized Investment Partners	857.01
Pitney Bowes	288.38
Pro3 Automation	2520.00
TCCWD	54.00

Waterly	2550.00
Zalco	<u>345.00</u>
TOTAL FUND NO. 50271	\$55297.97

GOLDEN HILLS FUND NO. 50278 – CAPACITY

Lamont Fence Company	<u>10500.00</u>
TOTAL FUND NO. 50270	\$10500.00

GOLDEN HILLS CC/MDF FUND – VALLEY STRONG

Total Credit Card Charges	5256.13
Total Manual Checks	745.80
TOTAL CC/MDF FUND	\$6001.93

Passed and adopted at a regular meeting of the Board of Directors of the Golden Hills Community Services District on September 17, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

I hereby certify that the foregoing is a full, true, and correct copy of the resolution duly passed and adopted at a regular meeting of the Board of Directors of the Golden Hills Community Services District on September 17, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Susan Wells, Board Secretary

(DISTRICT SEAL)

**GOLDEN HILLS CSD
MDF & CREDIT CARD ACTIVITY
AUGUST 31, 2026**

GOLDEN HILLS MANUAL DISBURSEMENT FUND (MDF) – VALLEY STRONG

Credit Card Charges

Total Credit Card Charges	5,256.13
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Manual Disbursements

Total Manual Disbursements	745.80
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TOTAL CREDIT CARD & MANUAL DISBURSEMENTS–MDF FUND	6,001.93
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AUTHORIZED SIGNATURES:

DAVID BENHAM, BOARD MEMBER

DATE

JOHN BUCKLEY, BOARD MEMBER

DATE

MATT GUGGEMOS, BOARD MEMBER

DATE

JOE KING, BOARD MEMBER

DATE

SCOTT WYATT, BOARD MEMBER

DATE

GENERAL MANAGER

DATE



FINANCIAL VERIFICATION BY

DATE

DATA VERIFICATION BY

DATE

RESOLUTION PREPARED BY

DATE

GOLDEN HILLS MANUAL DISBURSEMENT FUND (MDF) – VALLEY STRONG

Credit Card Charges

RTIC	Mugs and Tumblers	60.59
Microsoft	Microsoft Office	201.60
Microsoft	Microsoft Office	29.40
WalMart	Plasticware	11.34
Amazon	Clocks for Office	97.18
Amazon	California Flag	71.43
Amazon	American & California Flags	321.45
Amazon	Refund Purchase	9.73
Amazon	Refund Purchase	6.48
Amazon	Refund Purchase	30.01
Wal Mart	USB for Computer Files	22.38
Ring Central	Phones	270.67
Jersey Mikes	Lock-Off Meeting	92.70
Wal Mart	Lock-Off Meeting	17.41
Albertsons	Finance Snack	8.99
Jersey Mikes	Board Meal	62.45
Albertsons	Board Meal	17.96
Mariachi	CSDA Conference	31.58
Marriot	CSDA Conference	35.28
Taco Bell	CSDA Conference	22.57

Marriot	CSDA Conference	39.80
Marriot	CSDA Conference	33.28
Marriot	CSDA Conference	638.43
Amazon	Prime Membership	150.47
Costco	Chairs for Events	155.82
Amazon	Router Bits	27.03
Amazon	Transfer Pump	135.31
Amazon	Safety Gear	98.48
Amazon	Safety Gear	-7.57
Amazon	Bee Suit	52.35
Lands End	Uniforms	331.10
Lands End	Uniforms	160.09
Lands End	Uniforms	-64.73
Linx Up	Vehicle Tracking	284.96
Sim Sanitation	Porta Potties for Nature Park	254.47
J Torres	Dumping 40 yd Roll Off	365.00
J Torres	Dumping 40 Yd Roll Off	365.00
J Torres	Dumping 40 Yd Roll Off	365.00
Amazon	Nature Park Signs	21.63
Amazon	Nature Park Signs	12.98
Amazon	Nature Park Signs	168.86
Amazon	Nature Park Signs	34.62
UPS Store	Steuber Well Rehab Samples	212.55
Total Credit Card Charges		<u>5,256.13</u>

Manual Disbursements

Kern County Recorder	Lien	26.00
Kern County Recorder	Lien	26.00
Susan Wells	August Expense Report	593.80
Rebecca Johnson	Overpayment on Account	100.00
Total Manual Disbursements		<u>745.80</u>
TOTAL CREDIT CARD & MANUAL DISBURSEMENTS-MDF FUND		6,001.93

9. GENERAL MANAGER'S REPORT:

General Manager to provide a report to the Board and public.

GENERAL MANAGER'S REPORT
September 17, 2026

I. SERVICES

- A. 1 meter(s) were purchased in August. Total meters: 3038
- B. 1 were submitted for meter sizing, 4 for septic systems.
- C. Water consumption for August 2026:

Total consumption for Aug 2026:	138.620	ac-ft
Total consumption for July 2026:	137.867	ac-ft
Total consumption Aug 2025:	135.275	ac-ft
Total consumption CY 2025:	717.639	ac-ft
Total consumption CY 2026:	756.157	ac-ft
Ground water recharge for Aug:	0.000	ac-ft
Ground water recharge year to date:	0.000	ac-ft
Poor Well to Tom Sawyer Lake Aug:	0.000	ac-ft
Tom Sawyer Lake Fill for Aug:	0.000	ac-ft
Total Tom Sawyer Lake:	0.000	ac-ft

II. PUMPED VS. SOLD

		TTL PUMP	TSLF	TTL CONS	WATER LOSS	
2026	JAN	63.444	0.000	51.814	18.3%	
	FEB	57.288	0.000	48.375	15.6%	
	MAR	84.583	0.000	71.309	15.7%	
	APR	91.098	0.000	79.311	12.9%	
	MAY	116.058	0.000	103.101	11.2%	
	JUN	137.384	0.000	125.760	8.5%	
	JUL	150.833	0.000	137.867	8.6%	
	AUG	152.810	0.000	138.620	9.3%	
	SEP		0.000			
	OCT		0.000			
	NOV		0.000			
	DEC		0.000			
	YTD	853.497		756.157	YTD	11.40%

(1) Variances are the result of seasonal changes in tank levels and infrastructure water loss.

III. WATER SYSTEM

Total Underground Service Alerts (USA's):	155
Service Leaks:	8
Other Water:	53
Other Maintenance:	0
Main Breaks:	0
New Meters:	1
Meter Replacements:	0
Register Replacements:	0
Meters Reinstalled:	0
Meter Profiles:	0
	217

A: HYDRANT FLUSHING

Hydrant inspections completed	37/395 (16.86%)
Gallons flushed	0

B: VALVE EXERCISING	75/719 (10.43%)
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C. BLOWOFF FLUSHING	12/127 (11.42%)
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C: CODE COMPLIANCE VIOLATIONS

Issues Reported	0
Issues Remediated	0

IV. DISTRICT ISSUES

MEETINGS ATTENDED

COMMON INTEREST - Blain

TVRPD – Blain

TCCWD - Blain

GOLDEN HILLS NATURE PARK

The District is continuing with the Park Planning process. An update will be provided by the Ad hoc committee during a later agenda item.

CELL TOWER

No report.

PUBLIC RECORDS REQUEST

No report.

SOLAR PANEL PROJECT

No report

PERSONNEL

Current staff at the GHCSO:

5	Water Operations
3	Maintenance
1	Fiscal
2	Administrative/Clerical
1	General Manager

V. SAFETY

08/18/26 – HAZARD COMMUNICATION

VI. UPCOMING EVENTS

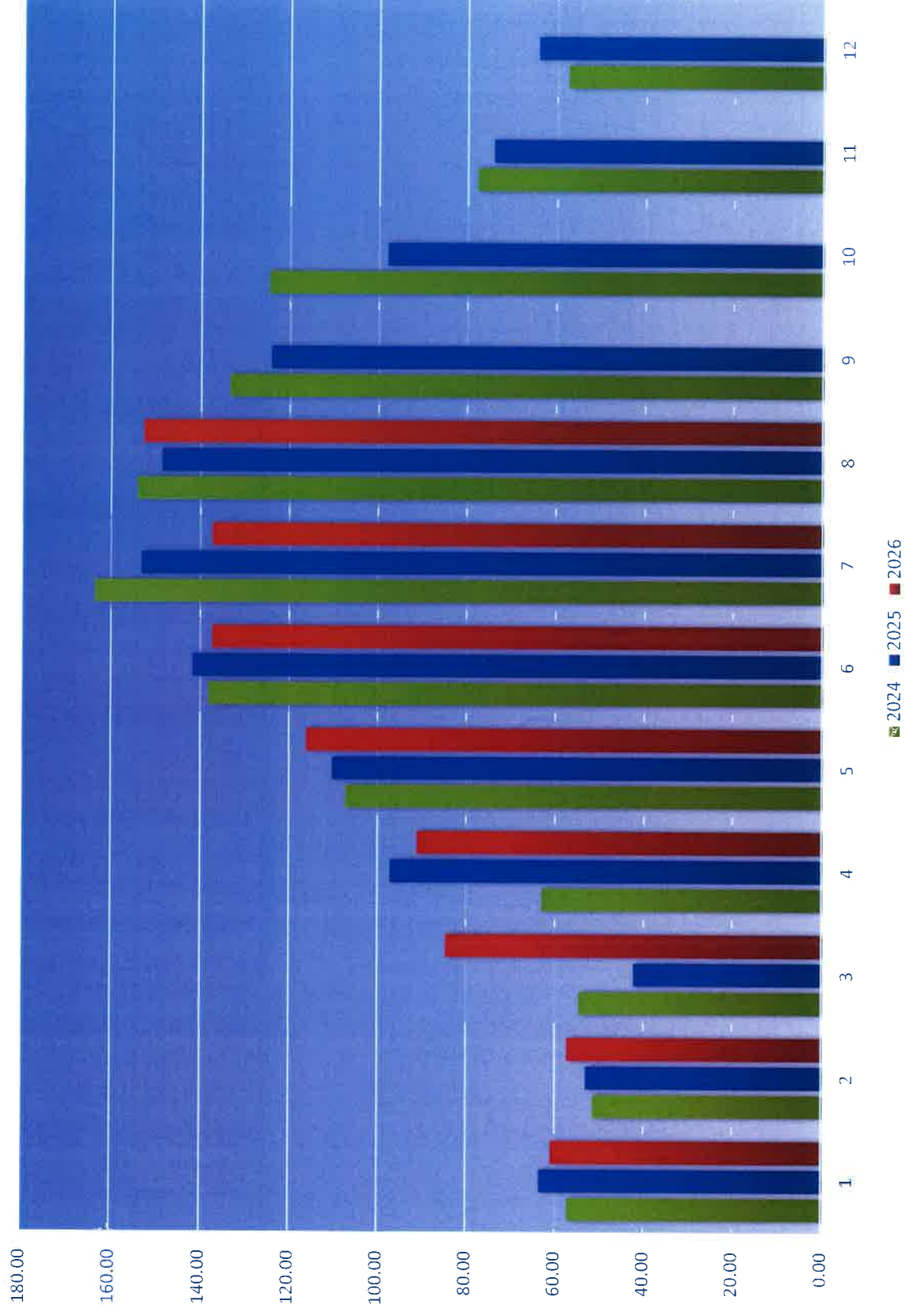
No upcoming events

Respectively Submitted,

A handwritten signature in black ink that reads "Susan Wells". The signature is written in a cursive, flowing style.

Susan Wells, Interim General Manager

GOLDEN HILLS CSD Water Production 2024 - 2026



10. REQUEST FROM GENERAL MANAGER TO CHANGE THE REGULAR BOARD MEETING DATE FROM OCTOBER 15, 2026, TO OCTOBER 22, 2026:

STAFF RECOMMENDATION: Approve request to change the Regular Board meeting date from October 15, 2026, to October 22, 2026.

Motion Director _____, seconded Director _____

**11. APPROVE RESOLUTION 26-30 OUTLINING BOARD APPOINTMENT
PROCESS FOR VACANCIES IN LIEU OF ELECTION:**

STAFF RECOMMENDATION: Approve Resolution 26-30 outlining the Board
appointment process for vacancies in lieu of election.

Motion Director _____, seconded Director _____

12. REQUEST FROM TEHACHAPI UNIFIED SCHOOL DISTRICT TO PRESENT INFORMATION ON MEASURE D BOND ON THE NOVEMBER 3, 2026, BALLOT:

STAFF RECOMMENDATION: Hear presentation by Tehachapi Unified School District regarding information on Measure D Bond.

13. COMMITTEE REPORTS:

A. STANDING COMMITTEES:

- 1) Finance – Directors King and Guggemos
- 2) Personnel – Directors King and Wyatt

B. REVIEW OF THE STANDING COMMITTEES:

Board to review current standing committees and personnel assigned

C. AD HOC COMMITTEES:

- 1) Surrounding Community – Director Benham
- 2) Nature Park Activity Priorities – Directors Guggemos and Buckley
- 3) District Lands Revenue Generation - Directors King and Guggemos
- 4) General Manager Recruitment – Directors King and Benham.
- 5) Board Vacancy – Directors Benham and Guggemos
- 6) PFAS Treatment Exploration – Directors Benham and King

D. REVIEW OF AD HOC COMMITTEES AND ASSIGNED OBJECTIVES:

Board to review current Ad Hoc committees and assigned objectives.

14. NEW BUSINESS:

This portion of the meeting is set aside to provide the Board an opportunity to bring to the attention of the other Board members and the public matters which have come to their attention. No action can be taken on any matter discussed during this portion of the meeting; however, a Board member may request that a subject be placed on an upcoming agenda.

15. ADJOURN MEETING:

Motion Director _____, seconded Director _____