



***Biola Community Services District***  
**Minutes of the**  
**Board of Directors**  
**Regular Board Meeting May 21, 2026**  
**6:00p.m.**

The Board of Directors of the Biola Community Services District met for its Regular Board Meeting on May 21, 2026 at the Biola Community Center, Biola, California.

**Directors present:** Eugenio Gutierrez – Board President  
Monique Dolores – Board President  
Rosa Rosales – Board Secretary  
Mercedes Ramos – Board Treasurer  
Carlos Rodriguez – Board Member

**Directors absent:**

**Staff Present:** Present along with Legal Counsel and Spanish Translators

**Public present:** Steve Sanders, Ermadine Rivas, Juana Hernandez, Maria Soto, Lucrecia Soriano, Ramon Valenzuela, Amelia Ponce, Adela Lozano B, Manuel Villareal, Marcelina Lopez, Rosa Maria Rosales, Lorena Lopez, Joaquin Soto, Maria Carbajal, Horacio Carbajal, Martha Villafana, Rene Diaz, Maria Diaz, Irma Placencia

**Roll Call**- Roll Call was called. At 6:10 PM, The Board President called the meeting to order. The board clerk confirmed there was a quorum.

**1. APPROVE AGENDA**

**Motion made by:** Director Carlos Rodriguez

**Motion Second by:** Director Mercedes Ramos

**Vote:**

Eugenio Gutierrez – Yes

Carlos Rodriguez – Yes

Rosa Maria Rosales – Yes

Monique Dolores – Yes

Mercedes Ramos – Yes

**Vote Count 5 ayes-0 nays. Motion passed.**

**2. APPROVE CONSENT AGENDA**

**Motion:** To approve items 2(A) through item 2(C)

**Motion made by:** Director Carlos Rodriguez

**Motion Second by:** Director Mercedes Ramos

**Vote:**

Eugenio Gutierrez – Yes

Carlos Rodriguez –Yes

Rosa Maria Rosales – Yes

Monique Dolores – Yes

Mercedes Ramos – Yes

**Vote Count 5 ayes-0 nays. Motion passed.**

**3. PUBLIC COMMENT**

Steve Sanders- informed the board that handouts would be distributed when Item 6 is presented and noted that the information was being provided in advance for board members' reference. He thanked the board.

**ACTION ITEMS**

**4. Review and Approve Engineer’s Report and Resolution of Intention to Levy and collect the Annual Assessment for LLMD No.1 for Fiscal Year 2026-2027**

**Presenter:** Carmen Zamora, GM

Staff presented on behalf of the consulting engineer and recommended that the Board adopt the Engineer’s Report and approve a resolution declaring its intention to levy and collect the annual assessments for Landscape and Lighting Maintenance District (LLMD) No. 1 for Fiscal Year 2026–2027. Staff explained that this action is the second of three required steps in the annual assessment process, following the Board’s approval last month to initiate the proceedings. The Engineer’s Report has been prepared and submitted for Board review. Staff also recommended setting a public hearing for July 16, 2026, at 6:00 p.m., in accordance with the Landscaping and Lighting Act of 1972, Proposition 218, and other applicable noticing and hearing requirements. Staff noted that establishing the hearing date allows sufficient time for required public notices and any necessary notifications to property owners. Questions regarding the assessment increase and notification requirements were referred to legal counsel.

**Public Comments:** None

**Board Discussion:** The Board discussed the proposed FY 2026–2027 assessment levy, which would increase from \$6,400 to \$7,559.50. Legal counsel confirmed that mailed notices to property owners were not required and that notice would be provided through agenda posting, newspaper publication, and a public hearing. Board members raised questions regarding landscape assessments applied to certain parcels and requested clarification from the district engineer. Because the engineer was unavailable, the Board agreed additional information was needed before taking action, and a motion was made to table the item until the next meeting.

**Motion:** To table the Landscape Maintenance and Lighting District No. 1 annual assessment levy item until the next regular Board meeting on June 18, 2026 to allow staff and the district engineer to provide additional information and answer Board questions regarding the assessments.

**Motion made by:** Director Carlos Rodriguez

**Motion Second by:** Director Mercedes Ramos

**Vote:**

Eugenio Gutierrez – Yes

Carlos Rodriguez – Yes

Rosa Maria Rosales – Yes

Monique Dolores – Yes

Mercedes Ramos – Yes

**Vote Count: 5 ayes–0 nays. Motion passed.**

**5. Review and Discuss SiteLogIQ Solar Project Agreement, Related Services, and district Responsibilities**

**Presenter:** Carmen Zamora, General Manager, Jessica, SiteLogIQ, Leslie, SiteLogIQ

The Board reviewed the District’s solar agreement with Site Logic, including monitoring services, renewable energy credits, and inverter replacement costs. Site Logic representatives responded to Board questions regarding system monitoring, equipment performance, and contract provisions. Board members expressed concerns about oversight, monitoring effectiveness, and the value of renewable energy credits. Site Logic explained that the inverter replacement is covered under warranty, with the District responsible only for labor costs, and that renewable energy credits are assigned to Site Logic in exchange for reduced maintenance costs. The Board requested additional information and agreed to continue the discussion at a future meeting.

**Public Comment:** None

**Board Discussion:** Board members requested additional information regarding equipment performance history, monitoring records, renewable energy credit values, and other contract-related matters. The Board agreed to compile and submit questions through the General Manager for Site Logic’s review and response. Discussion also included the possibility of scheduling a future meeting with Site Logic representatives present to address outstanding questions and provide further clarification.

**Motion:** A motion was made to table the item for further consideration and to collect board members’ questions for review by the consultant/site representative. During discussion, the deadline for submitting questions was amended from the end of the month by **June 15**. Board members were directed to submit their questions to the General Manager by that date, who would then forward them to the consultant/site representative in advance of a future discussion. Members could still ask additional questions at a later meeting, but advance submission was encouraged to allow detailed responses.

**Motion made by:** Director Monique Dolores

**Motion Second by:** Director Carlos Rodriguez

**Vote:**

Eugenio Gutierrez – Yes  
Carlos Rodriguez – Yes  
Rosa Maria Rosales – Yes  
Monique Dolores – Yes  
Mercedes Ramos – Yes

**Vote Count 5 ayes-0 nays. Motion passed.**

**6. Review and Discuss VFW Lease Agreement and District Property Located at APN 016-470-07T**

**Presenter:** Carmen Zamora, General Manager, Steve Sanders, VFW

The Board reviewed Item 6 regarding the VFW lease agreement for district property and considered a request to modify the current lease. Staff explained the purpose was to review the existing lease, related documents, and options such as amendments, legal review, or appraisal, and to allow the VFW to present its position. A representative from the Veterans of Foreign Wars Post 5845 spoke about the organization's history and community contributions and requested that the district donate the property instead of continuing the lease, giving the VFW full ownership and responsibility. Board members and staff reminded the speaker to stay within the scope of the lease discussion. No action was taken, and the item remained for continued consideration.

**Public Comment:**

Juana – Provided public comment, thanked the Veterans for their contribution but stated that the community is currently in a difficult economic situation and is still recovering, making it hard to be charitable or supportive at this time. She also expressed concern and uncertainty about who the land will ultimately be entrusted to, suggested that a government foundation may offer better benefits. She added that the packet they provided shows all they've contributed to the community but to her it appears to indicate the Community is now being charged, whereas she believed Volunteering meant helping the Community with no free of cost.

Amelia Ponce – Provided public comment, thanked the Veterans but stated that she views the situation differently. She acknowledged that the community is currently facing financial hardship and debt. The speaker suggested that instead of donating the property, another solution should be considered, such as placing it for sale so that interested parties could purchase it and the proceeds could benefit the community. The speaker further stated that while the organization claims to have supported the community, they referenced past events such as the Raisin festival, noting that revenue was generated from booth rentals at approximately \$150 per booth per day. They questioned whether those benefits were ultimately returned to the community in times of need. The speaker concluded by stating that the community is not currently in a position to make donations, all money that we have right now is needed.

Maria Soto – Provided public comment, the speaker expressed opposition to donating the property, stating that the community is in need and facing financial difficulties and

unemployment. They suggested that instead of donating, the property should be sold and the proceeds used for more beneficial purposes for the community. The speaker also argued that the VFW does not need the property as much as the community needs financial support and reiterated that the property should either be put to better use or sold to generate funds for community benefit.

Adela Lozano – Provided public comment , stated her agreement with previous comments, recommending that the property be sold rather than given. She indicated she has not observed the VFW contributing significantly to the community and suggested that proceeds from selling the property be used to support low-income and financially vulnerable residents within the community.

Martha Villafana - The speaker thanked the veterans for their service but expressed opposition to donating the property to the VFW. They acknowledged past volunteer efforts but stated that, in their view, subsequent charges and costs to the community outweighed those contributions. The speaker emphasized that the community is facing significant financial challenges, including high water bills, economic hardship, and many low-income residents who need assistance. They also referenced past district financial difficulties and concerns regarding previously unaccounted-for funds. The speaker urged the Board to prioritize helping community residents rather than donating assets and suggested that if the VFW wishes to acquire the property, it should purchase it rather than receive it as a donation.

**Board Discussion:** The Board discussed the VFW’s request to modify the lease agreement for District-owned property and sought clarification regarding the nature of the request and the District’s legal authority to transfer or donate public property. Legal counsel advised that additional research would be required to determine whether such an action is legally permissible under California law and what procedures would be necessary. Staff confirmed that the property is leased to the VFW for \$1 per year, while questions regarding past lease payments would require further review of District and VFW records. A VFW representative explained that the organization was seeking a lease modification that would provide the VFW with full responsibility and liability for the property and cited the organization’s historical contributions to the community. Board members expressed appreciation for veterans’ service but emphasized the District’s financial obligations and responsibility to act in the best interests of the community before considering any future action.

**Motion:** Notify the VFW on all areas of default towards their lease agreement

**Motion made by:** Director Monique Dolores

**Motion Second by:** Director Mercedes Ramos

**Vote:**

Eugenio Gutierrez – Yes  
Carlos Rodriguez – Yes  
Rosa Maria Rosales – Yes  
Monique Dolores – Yes  
Mercedes Ramos – Yes

**Vote Count 5 ayes-0 nays. Motion passed.**

**7. Discuss and Approve Board of Directors Stipend and Statutory Limitations**

**Presenter:** Carmen Zamora, General Manager

The General Manager presented an informational item regarding statutory limitations on Board member stipends, noting that current compensation is set at \$100 per meeting under existing ordinance consistent with state law. The General Manager explained that the stipend cannot be increased beyond the statutory maximum but may be clarified to include additional eligible service types, such as virtual meetings or trainings. Legal Counsel confirmed that the Board may amend its existing resolution to address participation formats and stipend eligibility and advised that such changes could be made through a revised resolution brought back for Board consideration, without requiring a separate public hearing, depending on the scope of the amendment. Counsel further clarified that no further action is required if the Board does not wish to pursue changes at this time. The item was presented for information and direction regarding potential future revisions.

**Public Comment:** None

**Board Discussion:**

**Motion:** To Approve Stipend and Resolution

**Motion made by:** Director Mercedes Ramos

**Motion Second by:** Director Monique Dolores

**Vote:**

Eugenio Gutierrez – Yes  
Carlos Rodriguez – Yes  
Rosa Maria Rosales – Yes  
Monique Dolores – Yes  
Mercedes Ramos – Yes

**Vote Count 5 ayes-0 nays. Motion passed**

**8. Board Member Communications**

Not captured

**9. Staff Reports**

Staff provided several updates to the Board, including plans for a Community Yard Sale scheduled for May 30, 2026, aimed at increasing community engagement, though the event may be canceled if registration levels are insufficient. Staff reported that the District successfully submitted the 2025 Volumetric Annual Report for the Biola Wastewater Treatment Facility following a State-granted extension, bringing the District into compliance.

The Board was also notified of upcoming financial obligations, including the annual solar loan payment and SDRMA insurance premiums. Staff announced that all fire safety deficiencies at the Biola Community Center have been corrected and the

facility has passed final inspections. Additional reminders were provided regarding the June 2, 2026 Primary Election, recent delays in water bill delivery, weekly Fresno County Library services at the Community Center, and the availability of the Biola Community Hall for rental with resident discounts.

**10. ADJOURNMENT**

Meeting adjourned at **8:33 PM**

**The next regular meeting of the Board of Directors is Thursday, June 18, 2026.**

At 8:33 p.m. on May 21, 2026 the Meeting of the Board of Directors was adjourned.

I, Carmen Zamora, Board Clerk to the Board for the Community of Biola, do hereby declare under penalty of perjury that the above Minutes are a true report of all action minutes taken at the Regular Board of Directors meeting held on May 21, 2026 at the Biola Community Services District, 4925 N. Seventh Street, Biola, CA 93606.

**Approved:**

\_\_\_\_\_  
Date

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Carmen Zamora, General Manager, Board Clerk

**NEXT MEETING OF THE BOARD**

**June 18, 2026 – Regular Meeting, Biola, CA at 6:00PM**