BELL CANYON COMMUNITY SERVICES DISTRICT
30 HACKAMORE LANE
BELL CANYON, CALIFORNIA 91307

REGULAR MEETING
OF THE BOARD OF DIRECTORS
Nov 16, 2026 07:00 PM Pacific Time
In Person

AGENDA

In accordance with Government Code Section 54954, notice is hereby given that the Board of Directors of the Bell Canyon Community Services District will hold a regular meeting at 7:00 PM on Monday, November 16, 2026, at 30 Hackamore Lane, Bell Canyon, California in the Community Center to consider those items set forth in the following agenda, except in accordance with Government Code Section 54954.2(b). The Board reserves the right to modify the order in which items are heard.

This meeting will be held in-person at the location identified above, and the District welcomes any member of the public to attend the meeting. Any non-resident who wishes to attend in-person can, upon their arrival at the front gate, inform gate personnel of their attendance at the District's meeting. No pre-registration is required.

As a courtesy, the District is offering Zoom access so members of the public can watch or listen to the meeting remotely, but public comment will not be permitted via Zoom. Technical problems may occur. **Please note that public participation through Zoom is limited and will only be available when allowed by the Brown Act (Government Code § 54953 et seq.)**, such as during declared emergencies or other authorized teleconferencing situations. Outside of such situations, virtual meeting attendees who wish to provide public comment on agenda and/or non-agenda items, have the option of submitting their comment(s) in writing via email to the Secretary of the Board up to two hours prior to the scheduled meeting at gm@bellcanyoncsd.ca.gov. Please indicate in the email subject line the Agenda item number. Viewing and attendance is accessible via the Zoom link identified above.

If you wish to watch the meeting over Zoom, you may do so by following this link,
https://zoom.us/j/95215702677?pwd=Qwe0aVX3LF6Cc0j6uCT1J8kmBZH6CE.1,
or by logging into the meeting directly on Zoom: Meeting ID: 952 1570 2677 Passcode: 210317.

Agenda Materials
The complete agenda for this meeting is available at https://bellcanyoncsd.ca.gov and at the District Office, 30 HACKAMORE LANE, SUITE #2B, BELL CANYON, CA 91307. Any materials submitted to the legislative body after distribution of this agenda will be available for public inspection at the District Office and available on the web site. Requests for agenda materials or meeting participation assistance can also be made by email to gm@bellcanyoncsd.ca.gov.

Americans with Disabilities Act (ADA) Accommodations
In compliance with the ADA, any person with a disability who requires accommodation in order to participate in a meeting should contact the District Office at gm@bellcanyoncsd.ca.gov to request accommodation. The District will use its best efforts to provide reasonable accommodation related to the meeting.

Public Comment
Per Government Code Section 54954.3, every agenda for a regular meeting of the Board of Directors shall provide an opportunity for members of the public to directly address the Board on any item of interest to the public, before or during the Board's consideration of the item, that is within the District's subject matter jurisdiction, provided that no action shall be taken on any item not appearing on the agenda unless that action is otherwise governed by Government Code Section 54954.2(b).

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Public comments on Agenda and Non-Agenda Items.**

In accordance with Government Code Section 54954.3, every agenda for a regular meeting of the Board of Directors shall provide an opportunity for members of the public to directly address the legislative body on any agenda item or on any non-agenda items within the jurisdiction of the Board of Directors. This agenda item provides that opportunity at this time. There will be no opportunity for public comments after the close of this agenda item. For public comments on non-agenda items, the determination of whether the item is within the jurisdiction of the Board of Directors is made solely by the presiding public official, who is the President of the Board of Directors if in attendance. No action shall be taken on any item not appearing on the agenda unless that action is otherwise governed by Government Code Section 54954.2(b).

Rules of behavior at the Board Meeting.
For any person to speak, they must be recognized by the Presiding Officer and passed the microphone so they can be heard on Zoom. Members of the public in the audience must come to the podium to speak. You will be notified when it is time to come to the podium. All public speakers will be allotted a maximum of 3 minutes.

Disruptive behavior will not be tolerated at the Board Meeting. The District may remove anyone engaging in disruptive behavior from the meeting, in accordance with Government Code Section 54957.95.

4. **Approval of the Agenda –** Motion to approve agenda.

5. **Consent Calendar (Roll Call Vote)**

   5A. Approval of the 10/14/26 Special Meeting Minutes and 10/19/26 Regular Meeting Minutes. Motion to approve the minutes. See agenda packet.

   5B. October 2026 financials and August 2026 and September 2026 credit card logs. Informational Item. Receive and file monthly financial reports. See agenda packet.

6. **MOTION ITEMS**
   6A. Ballot for Election of a Special District Regular Member and an Alternate Member to the Ventura LAFCo. Motion to vote for one candidate for the Regular Special District Member and one candidate for the Alternate Special District Member. See agenda packet.

7. **GENERAL MANAGER UPDATES. Informational items and discussion.**

   7A. Starlink Trail Connectivity Proposal. See agenda packet.

   7B. Clean Up Day is November 21, 2026.

   7C. Ventura Conty plans on certifying the election results between November 25, 2026, and December 3, 2026. December 3, 2026, is the statutory deadline for Ventura County to certify election results. The Secretary of State will certify the statewide results on December 11, 2026.

8. **DIRECTOR UPDATES. Informational items only.**

9. **NEXT REGULAR MEETING**
   The next Regular meeting is on Monday, December 21, 2026, at 7 PM.

10. **ADJOURNMENT**

BELL CANYON COMMUNITY SERVICES DISTRICT
30 HACKAMORE LANE
BELL CANYON, CALIFORNIA 91307

MINUTES OF BELL CANYON CSD SPECIAL MEETING ON October 14, 2026

The Board of Directors of the Bell Canyon Community Services District held a special meeting at 7:00PM on Wednesday, October 14, 2026, to consider those items set forth in the posted agenda, except in accordance with Government Code Section 54954.2(b). Please note that the Board reserved the right to modify the order (listed in the agenda) in which items were heard.

1. **Call to Order and Roll Call**: The meeting was called to order at 7:01 PM. Directors present were Julie De St. Jean (President), Shelby Linka (Vice President), Norton Alderson, Adrienne Brutsman and Peter Machuga. Walter Kelly, General Manager, was present.

2. **Pledge of Allegiance**

3. **Motion to approve Agenda for October 14, 2026, Special Meeting**
   P. Machuga moved to approve the agenda for the October 14, 2026, Special Meeting. S. Linka seconded. The motion passed as follows:
   Ayes: J. De St. Jean, S. Linka, N. Alderson, A. Brutsman, P. Machuga
   Noes:
   Abstain:
   Absent:

4. **Closed Session**
   CONFERENCE WITH LEGAL COUNSEL — PUBLIC EMPLOYEE APPOINTMENT / EMPLOYMENT (Title: General Counsel)
   Pursuant to Government Code Section 54957
   Moved to closed session at 7:17 PM and adjourned at 8:05 PM.

   The Board discussed item 8 on the agenda in closed session. Upon returning to open session, the Board reported out that it had appointed Elena Gerli of Burke, Williams and Sorensen, LLP as the District's General Counsel, subject to the approval of the legal services contract at the Regular Meeting on October 19, 2026. The Board vote was unanimous, 5-0.

5. Next meeting

The next regular meeting will be on Monday, October 19, 2026, at 7:00 PM

6. Adjournment

The meeting was adjourned at 8:15 PM.

BELL CANYON COMMUNITY SERVICES DISTRICT
30 HACKAMORE LANE
BELL CANYON, CALIFORNIA 91307

MINUTES OF BELL CANYON CSD REGULAR MEETING ON OCTOBER 19, 2026

In accordance with Government Code Section 54954, Notice is hereby given that the Board of Directors of the Bell Canyon Community Services District held a Regular Meeting at 7:00PM on Monday, October 19, 2026, to consider those items set forth in the posted agenda, except in accordance with Government Code Section 54954.2(b). Please note that the Board reserved the right to modify the order (listed in the agenda) in which items were heard.

1. **Call to Order and Roll Call**: The meeting was called to order at 7:01 PM. Directors present were Julie De St. Jean, Adrienne Brutsman, Peter Machuga, Shelby Linka and Norton Alderson. Walter Kelly, General Manager, was present. Norton Alderson had to leave the meeting at 8:17 PM.

2. **Pledge of Allegiance**

3. **Open Forum Discussion**
   No public comments.

4. **Motion to approve the agenda**
   P. Machuga moved to approve the agenda. S. Linka seconded. The motion passed as follows:
   Ayes: J. De St. Jean, S. Linka, N. Alderson, A. Brutsman, P. Machuga
   Noes:
   Abstain:
   Absent:

5. **Motion to approve the 8/17/2026 Regular Meeting and 9/8/2026 Special Meeting minutes**
   S. Linka moved to approve the 8/17/2026 Regular Meeting minutes and 9/8/2026 Special Meeting minutes. A. Brutsman seconded. The motion passed as follows:
   Ayes: J. De St. Jean, S. Linka, N. Alderson, A. Brutsman, P. Machuga
   Noes:
   Abstain:
   Absent:

6. Motion to approve August 2026 and September 2026 financials

J. De St. Jean moved to approve August 2026 and September 2026 financials. N. Alderson seconded. The motion passed as follows:
Ayes: J. De St. Jean, S. Linka, N. Alderson, A. Brutsman
Noes:
Abstain: P. Machuga
Absent:

7. Motion to approve Burke, Williams and Sorensen representation agreement

S. Linka moved to approve Burke, Williams and Sorensen representation agreement. J. De St. Jean seconded. The motion passed as follows:
Ayes: J. De St. Jean, S. Linka, N. Alderson, A. Brutsman,
Noes: P. Machuga
Abstain:
Absent:

8. Motion to approve of one of the three proposals to pave the driveway to the vacant lot

J. De St. Jean moved to approve of one of the three proposals to pave the driveway to the vacant lot. N. Alderson seconded.
The motion failed as follows:
Ayes:
Noes: J. De St. Jean, S. Linka, N. Alderson, A. Brutsman, P. Machuga
Abstain:
Absent:

9. Motion to approve Independent Contractor agreement for Event Planner

N. Alderson moved to approve Independent Contractor agreement for Event Planner. J. De St. Jean seconded. The motion passed as follows:
Ayes: J. De St. Jean, S. Linka, N. Alderson, A. Brutsman
Noes:
Abstain: P. Machuga
Absent:

10. Motion to approve hosting "Meet the Candidates" Event

S. Linka moved to approve hosting a "Meet the Candidates" Event. A. Brutsman seconded. The motion passed as follows:
Ayes: J. De St. Jean, S. Linka, N. Alderson, A. Brutsman, P. Machuga
Noes:
Abstain:
Absent:

11. Motion to approve deleting board meeting videos after meeting minutes are completed, or 90 days, whichever comes first

P. Machuga moved to approve deleting board meeting videos after meeting minutes are completed, or 90 days, whichever comes first. J. De St. Jean seconded.
The motion failed as follows:
Ayes: P. Machuga
Noes: J. De St. Jean, S. Linka, A. Brutsman
Abstain: N. Alderson
Absent:

12. Motion to adjourn to closed session

P. Machuga moved to adjourn to closed session. N. Alderson seconded. The motion passed as follows:
Ayes: J. De St. Jean, S. Linka, N. Alderson, A. Brutsman, P. Machuga
Noes:
Abstain:
Absent:

13. Closed Session

CONFERENCE WITH LEGAL COUNSEL — ANTICIPATED LITIGATION
Significant Exposure to litigation pursuant to subdivision (d)(2) and (e)(1) of Government Code Section 94956.9: One matter
Moved to closed session at 7:56 PM and adjourned at 8:30 PM.

Counsel given direction. Direction received. No further reportable action at this time.

14. Motion to adjourn

P. Machuga moved to adjourn the meeting. S. Linka seconded. The motion passed as follows:
Ayes: J. De St. Jean, S. Linka, A. Brutsman, P. Machuga
Noes:
Abstain:
Absent: N. Alderson

15. Next meeting

The next regular meeting will be on Monday, November 16, 2026, at 7:00 PM

16. Adjournment

The meeting was adjourned at 8:32 PM.

Bell Canyon Community Services District
Balance Sheet
As of October 31, 2026

Accrual Basis

	Oct 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1000 · Wells Fargo # 7543 Checking	(15,830)
1005 · Wells Fargo # 7543 Sweep	336,271
1014 · Charles Schwab-Investment	596,354
1025 · California Class #0001	287,455
Total Checking/Savings	1,204,250
Other Current Assets	
1216 · Prepaid Insurance	15,772
Total Other Current Assets	15,772
Total Current Assets	1,220,022
Other Assets	
1500 · Equipment	43,154
1530 · Land	21,406
1600 · Accumulated Depreciation	(31,906)
Total Other Assets	32,654
TOTAL ASSETS	**1,252,677**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	10,000
Total Accounts Payable	10,000
Other Current Liabilities	
2120 · Payroll Liabilities	2,003
Total Other Current Liabilities	2,003
Total Current Liabilities	12,003
Total Liabilities	12,003
Equity	
3000 · Opening Bal Equity	905,662
3100 · Retained Earnings	711,095
Net Income	(376,083)
Total Equity	1,240,674
TOTAL LIABILITIES & EQUITY	**1,252,677**

Bell Canyon Community Services District
Profit & Loss
October 2026

Accrual Basis

	Oct 26
Ordinary Income/Expense	
Income	
4040 · Interest Income	2,491
4042 · Dividend Income	3,539
Total Income	6,031
Expense	
5052 · Outside Service/Consultants	2,000
5055 · Annual Certified Audit	1,200
5060 · Insurance	2,489
5075 · County Admin. Fees	3,444
5076 · Security Services	335
5100 · Rent Expense	1,400
5110 · Bank Service Charges	504
5112 · Finance/Interest Expense	34
5202 · Internet	219
5250 · Printing	61
5262 · Postage	82
5266 · Office Equipment	16
5276 · Software Subscription	234
5300 · Recreational Activities	54,433
5340 · Phone Expense	80
5506 · CSD Vehicle Expenses	127
5600 · Trash Removal	44,293
5605 · Restroom Maintenance	261
5700-00 · Gross Wages	11,200
5730 · Payroll Tax Expense	4,611
Total Expense	127,023
Net Ordinary Income	(120,992)
Net Income	**(120,992)**

Bell Canyon Community Services District
Profit & Loss Mo-YTD-Annual Budget Only
October 2026

	Oct 26	Budget	$ Over Budget	Jul - Oct 26	Annual Budget
Ordinary Income/Expense					
Income					
4020 · PropertyTax Revenue	0	72,581	(72,581)	27,353	870,972
4025 · Accrued PropertyTax Revenue	0	0	0	75	0
4040 · Interest Income	2,491	4,442	(1,951)	11,510	53,303
4042 · Dividend Income	3,539	0	3,539	5,161	0
4090 · Income - Other	0	0	0	6,500	0
Total Income	6,030	77,023	(70,993)	50,599	924,275
Expense					
5040-00 · Legal	0	4,166	(4,166)	0	50,000
5052 · Outside Service/Consultants	2,000	416	1,584	4,600	5,000
5055 · Annual Certified Audit	1,200	1,625	(425)	3,000	19,500
5060 · Insurance	2,489	3,211	(722)	8,398	38,550
5070 · Membership Dues/Subscription	0	304	(304)	170	3,655
5072 · Surveyor	0	843	(843)	393	10,125
5073 · Biological Survey	0	1,666	(1,666)	0	20,000
5074 · Elections Cost.	0	184	(184)	121	2,200
5075 · County Admin. Fees	3,444	274	3,170	3,701	3,280
5076 · Security Services	335	416	(81)	335	5,000
5080 · LAFCO Fee	0	0	0	654	650
5090 · Meetings	0	20	(20)	20	250
5095 · Clean Up Events	0	0	0	0	11,000
5100 · Rent Expense	1,400	1,400	0	5,615	16,800
5110 · Bank Service Charges	504	459	45	1,961	5,500
5112 · Finance/Interest Expense	34	0	34	34	0
5202 · Internet	219	250	(31)	876	3,000
5250 · Printing	61	166	(105)	107	2,000
5260 · Office Supplies	0	84	(84)	665	1,000
5262 · Postage	82	20	62	82	250
5263 · Every door Direct Mail	0	240	(240)	0	2,880
5266 · Office Equipment	16	125	(109)	1,397	1,500
5276 · Software Subscription	234	266	(32)	899	3,200
5299 · Miscellaneous	0	40	(40)	0	500
5300 · Recreational Activities	54,433	14,584	39,849	151,472	175,000
5302 · Latent Power Application	0	416	(416)	0	5,000
5310 · Filing Fees	0	0	0	6	0
5340 · Phone Expense	80	80	0	160	960
5506 · CSD Vehicle Expenses	127	41	86	136	500
5515 · Traffic Enforcement	0	5,000	(5,000)	2,157	60,000
5600 · Trash Removal	44,293	42,874	1,419	180,475	514,480
5605 · Restroom Maintenance	261	459	(198)	1,305	5,500
5700-00 · Gross Wages	11,200	12,500	(1,300)	50,345	150,000
5730 · Payroll Tax Expense	4,611	1,250	3,361	7,598	15,000
Total Expense	127,023	93,379	33,644	426,682	1,132,280
Net Ordinary Income	(120,992)	(16,356)	(104,636)	(376,083)	(208,005)
Net Income	**(120,992)**	**(16,356)**	**(104,636)**	**(376,083)**	**(208,005)**

BELL CANYON COMMUNITY SERVICES DISTRICT

TREASURER'S REPORT

10/31/2026

CASH ON HAND			
Wells Fargo Checking #7543			(4,495)
Wells Fargo Sweep #7543			448,883
Wells Fargo #6605 Brokerage			592,815
California Class #0001			286,499
TOTAL CASH ON HAND	8/31/2026		1,323,702
INCOME:			
4020 · Property Tax Revenue		-	-
4040 · Interest Income		2,491	
4042 · Dividend Income		3,539	
TOTAL INCOME	9/30/2026	6,030	
BILLS PAID:			
5052 · Outside Service/Consultants		2,000	
5055 · Annual Certified Audit		1,200	
5060 · Insurance		2,489	
5075 · County Admin. Fees		3,444	
5076 · Security Services		335	
5100 · Rent Expense		1,400	
5110 · Bank Service Charges		504	
5112 · Finance/Interest Expense		34	
5202 · Internet		219	
5250 ·Printing		61	
5262 - Postage		82	
5266 ·Office Equi[ment		16	
5276 · Software Subscription		234	
5300 · Recreational Activities		54,433	
5340 · Phone Expense		80	
5506 · CSD Vehicle Expense		127	
5600 · Trash Removal		44,293	
5605 · Restroom Maintenance		261	
5700-00 · Gross Wages		11,200	
5730 · Payroll Tax Expense		4,611	
1216 · Prepaid Insurance		(1,972)	
2020 · Wells Fargo MC-Kelly #0286		(20)	
2120 · Payroll Liabilities		451	
TOTAL BILLS PAID	9/30/2026	125,482	
TOTAL CASH ON HAND	9/30/2026		1,204,250

Prepared By: Zareh Nazarian

Approved: _____

CASH & INVESTMENTS

10/31/26

BELL CANYON COMMUNITY SERVICES DISTRICT

TYPE	INSTITUTION	MATURITY	AMOUNT	CURRENT MARKET VALUE	INTEREST RATE
Checking Account	Wells Fargo #7543	N/A	(15,830)	(15,830)	N/A
Investment Sweep	Wells Fargo #7543	N/A	336,271	336,271	5.57%
Investment	Charles Schwab		596,354	596,354	4.88%
Investment	California Class #0001		287,455	287,455	3.77%
TOTALS			**1,204,250**	**1,204,250**	

Credit Card Log for month of August 2026

Credit Card Number ****** **** **** 0286** **Name on Credit Card: Walter Kelly**

Tranaction Date	Item charged	Quantity	Amount $	Appr'd By	Vendor name	Purpose/Use	Received by/ Delivered to	Receipt given to
8/3/26	Office supplies	1	$ 22.80	WK	Staples	Office supplies	WK	ZN
8/3/26	Monthly Subscription	1	$ 30.00	WK	Otter AI	Transcription Software	WK	ZN
8/5/26	Coffee	1	$ 15.98	WK	CVS	Coffee	WK	ZN
8/7/26	SUV advertisement	1	$ 9.00	WK	Auto Trader	SUV advertisement	WK	ZN
8/7/26	Annual Subsrciption	1	$ 169.90	WK	Zoom	Annual Subsrciption	WK	ZN
8/10/26	Montlhy Subscription	1	$ 24.98	WK	Adobe	Montlhy Subscription	WK	ZN
8/13/26	PC Refund	1	$ (911.61)	WK	Amazon	PC Refund	WK	ZN
8/14/26	GM Cellphone	1	$ 80.00	WK	T-Mobile	GM Cellphone	WK	ZN
8/15/26	Outlook Subscription - Staff	1	$ 46.00	WK	MSFT	Outlook Subscription - Staff	WK	ZN
8/15/26	Outlook Subscription - Board	1	$ 44.00	WK	MSFT	Outlook Subscription - Board	WK	ZN
8/17/26	Endless Summer Event	1	$ 2,157.16	WK	Traffic Management	Endless Summer Event	WK	ZN
8/17/26	Printing	1	$ 46.10	WK	FedEx	Printing	WK	ZN
8/19/26	PC Refund	1	$ (1,072.49)	WK	Amazon	PC Refund	WK	ZN
8/20/26	Monthly Subscription	1	$ 47.98	WK	Adobe	Monthly Subscription	WK	ZN
8/22/26	Banner - Event	1	$ 241.45	WK	Y2H	Banner - Event	WK	ZN
8/22/26	Banner - Event	1	$ 241.45	WK	Y2H	Banner - Event	WK	ZN
8/22/26	Banner - Event	1	$ 120.73	WK	Y2H	Banner - Event	WK	ZN
8/22/26	Office supllies - ink, paper	1	$ 542.64	WK	Staples	Office supllies - ink, paper	WK	ZN
8/22/26	Monthly Subscription	1	$ 20.00	WK	Anthropic	Monthly Subscription	WK	ZN
8/24/26	Monthly Subscription	1	$ 20.00	WK	MailChimp	Monthly Subscription	WK	ZN
8/28/26	Monthly Subscription	1	$ 16.08	WK	Amazon Prime	Monthly Subscription	WK	ZN
9/2/26	Monthly Subscription	1	$ 1.99		Google	Monthly Subscription	WK	ZN
9/3/26	Cash Back Credit	1	$ (75.19)	WK	Wells Fargo	Cash Back Credit	WK	ZN
			$ 1,838.95					

Credit Card Log for month of September 2026

Credit Card Number ****** **** **** 0286**

Name on Credit Card: Walter Kelly

Tranaction Date	Item charged	Quantity	Amount $	Appr'd By	Vendor name	Purpose/Use	Received by/ Delivered to	Receipt given to
9/3/26	Monthly Subsrciption	1	$ 30.00	WK	Otter AI	Transcription software	WK	ZN
9/8/26	Armed Security for meetings	1	$ 334.72	WK	Ramsey Security	Meeting security	WK	ZN
9/8/26	Printing	1	$ 55.31	WK	FedEx	Meeting agenda packets	WK	ZN
9/8/26	Printing	1	$ 6.06	WK	FedEx	Meeting agenda packets	WK	ZN
9/10/26	Monthly Subsrciption	1	$ 24.98	WK	Adobe	Software	WK	ZN
9/14/26	GM Cell Phone	1	$ 80.00	WK	T-Mobile	Cell Phone	WK	ZN
9/15/26	Monthly Subsrciption	1	$ 44.00	WK	MSFT	Outlook - Staff	WK	ZN
9/15/26	Monthly Subsrciption	1	$ 46.00	WK	MSFT	Outlook - Board	WK	ZN
9/20/26	Monthly Subsrciption	1	$ 47.98	WK	Adobe	Software	WK	ZN
9/22/26	Monthly Subsrciption	1	$ 20.00	WK	Anthropic	AI	WK	ZN
9/22/26	Stamps	1	$ 82.00	WK	USPS	stamps	WK	ZN
9/24/26	Monthly Subsrciption	1	$ 20.00	WK	MailChimp	Communications	WK	ZN
9/28/26	Monthly Subsrciption	1	$ 16.08	WK	Amazon Prime	Prime subscription	WK	ZN
9/28/26	Fees	1	$ 39.00	WK	Wells Fargo	Fees	WK	ZN
9/28/26	Finance Charge	1	$ 33.89	WK	Wells Fargo	Finance Charge	WK	ZN
			$ 880.02					

VENTURA LOCAL AGENCY FORMATION COMMISSION
801 S. VICTORIA AVENUE, SUITE 301 • VENTURA, CA 93003
TEL (805) 654-2576 • FAX (805) 477-7101
VENTURA.LAFCO.CA.GOV

October 12, 2026

President/Chair of the Board
c/o General Manager
Bell Canyon Community Services District
30 Hackamore Lane #8
Bell Canyon, CA 91307

RE: Ballot for Election of a Special District Regular Member and an Alternate Member to the Ventura LAFCo

Dear President/Chair of the Board:

Enclosed please find your Official Ballot for the election of a special district regular member and an alternate member to the Ventura LAFCo for new, four-year terms beginning January 1, 2027, and ending December 31, 2030. This election is being conducted by mail pursuant to California Government Code Section 56332 (or by email, if consent has been provided by your District - see enclosed list of those districts which have consented to email). A total of two candidates have been nominated for the regular member position, and four candidates have been nominated for the alternate member position. The candidates are listed alphabetically on the Official Ballot and a copy of each candidate's statement is enclosed.

INSTRUCTIONS

- **Use the enclosed Official Ballot to vote for only one candidate for each position.**
- **The ballot must be signed and dated by the district president/chair or presiding officer.**
- **All ballots being returned via US Mail must be returned to the Ventura LAFCo at the address listed above. Districts that have previously consented to conduct elections via email can email a copy of the signed ballot to: kai.luoma@venturacounty.gov.**
- **BALLOTS MUST BE RECEIVED BY 5:00 p.m. FRIDAY, DECEMBER 4, 2026. (Ballots received after 5:00 p.m. Friday, December 4, 2026, will not be counted.)**

There are 29 independent special districts eligible to vote in this election. At least 15 districts must return completed/signed ballots to achieve a quorum. If a quorum is achieved, the candidate receiving the most votes for each position will be considered elected. In the event of a tie for the most votes, the outcome will be determined by lot. The election results will be mailed (or emailed) to each district no later than Friday, December 11, 2026. Please let us know if you have questions.

Sincerely,

Kai Luoma
Executive Officer

Enclosures
c: General Manager

VENTURA LOCAL AGENCY FORMATION COMMISSION
801 S. VICTORIA AVENUE, SUITE 301 • VENTURA, CA 93003
TEL (805) 654-2576 • FAX (805) 477-7101
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INDEPENDENT SPECIAL DISTRICTS IN VENTURA COUNTY

As of October 12, 2026

1. Bardsdale Public Cemetery District
2. Bell Canyon Community Services District
3. Blanchard/Santa Paula Library District*
4. Calleguas Municipal Water District*
5. Camarillo Health Care District*
6. Camrosa Water District*
7. Casitas Municipal Water District*
8. Channel Islands Beach Community Services District*
9. Conejo Recreation & Park District*
10. El Rancho Simi Public Cemetery District*
11. Fillmore-Piru Memorial District
12. Fox Canyon Groundwater Management Agency*
13. Hidden Valley Municipal Water District
14. Meiners Oaks Water District*
15. Ojai Valley Sanitary District*
16. Ojai Water Conservation District
17. Oxnard Drainage District No. 1
18. Oxnard Drainage District No. 2*
19. Oxnard Harbor District*
20. Piru Public Cemetery District*
21. Pleasant Valley County Water District
22. Pleasant Valley Recreation & Park District*
23. Rancho Simi Recreation & Park District*
24. Saticoy Sanitary District*
25. Triunfo Sanitation District*
26. United Water Conservation District*
27. Ventura County Resource Conservation District*
28. Ventura Port District*
29. Ventura River County Water District*

* Special Districts that have provided written consent to conduct the election via email as of October 12, 2026.

OFFICIAL BALLOT - 2026

INDEPENDENT SPECIAL DISTRICTS SELECTION COMMITTEE
Regular Special District Member and
Alternate Special District Member to the Ventura LAFCo

Bell Canyon Community Services District

This is the Official Ballot for the Independent Special Districts Selection Committee for the purpose of electing the following positions to the Ventura LAFCo:

1. One special district regular member for a four-year term beginning January 1, 2027, and ending December 31, 2030; and
2. One special district alternate member for a four-year term beginning January 1, 2027, and ending December 31, 2030.

The election consists of two candidates for the special district regular member and four candidates for the special district alternate member (listed below in alphabetical order). Please vote for only one candidate for each position. A minimum of 15 qualified votes must be returned by the deadline to establish a quorum of the independent special districts. The candidate for each position receiving the most votes of the quorum shall be elected. In the event of a tie vote, the outcome will be determined by lot.

Please return this signed ballet to the Ventura LAFCo, 801 S. Victoria Avenue, Suite 301, Ventura, CA 93003, or if previous consent has been given to conduct elections via e-mail, send your signed ballot to kai.luoma@venturacounty.gov. All ballots MUST be signed and dated by the district president/chair or presiding officer of the board and received by LAFCo by 5:00 p.m. Friday, December 4, 2026, to be counted.

As the District President, Chair or Presiding Officer, I duly certify that the Bell Canyon Community Services District does hereby cast its ballot as follows:

Regular Special District Member (vote for one)

- ☐ Raul Avila – Calleguas Municipal Water District
- ☐ Maisha Cole Perri – Blanchard/Santa Paula Library District

Alternate Special District Member (vote for one)

- ☐ Mohammed A. Hasan – United Water Conservation District
- ☐ Cris Loughridge – Camarillo Healthcare District
- ☐ Andrew Nelson – Camrosa Water District
- ☐ Doug Nickles – Conejo Recreation and Park District

_____ _____

Board President/Chair/Presiding Officer (print name) Board President/Chair/Presiding Officer (Signature)

Date: _____

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RAUL AVILA

Nomination: Special District Member of the Local Agency Formation Commission (LAFCo) 1/1/2027-12/31/2030 Term

Six years as a water district board member, representing Division 1, which encompasses the City of Simi Valley.

PROFILE

Director Avila is a Navy Veteran and currently works as a civilian in the Naval Surface Warfare Center, Port Hueneme Division.

His experience includes managing the inspection and testing of components necessary for Naval reconnaissance and combat systems.

CONTACT

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CALLEGUAS
MUNICIPAL WATER DISTRICT

LAFCO

- Regular Special District Member 1/1/2023-12/31/2026 Term

CALLEGUAS BOARD OFFICER ROLES

- First elected, 2020
- Board President, 1/8/25-Current
- Secretary, 1/6/21 to 1/8/25

CALLEGUAS COMMITTEES

- Chair, Public Engagement, Communication, & Legislative Affairs
- Alternate Member, Development of Water Supply, Storage, & Partnerships
- Member, Employee Housing Ad Hoc

OTHER ORGANIZATIONS

- Chair, Association of California Water Agencies (ACWA) Local Government Committee
- Board Member, ACWA
- Vice Chair, Simi Valley Chamber of Commerce-Legislative Advocacy
- Past Chair, Calleguas-Las Virgenes Public Financing Authority

Candidate Statement – Maisha Cole Perri

I am proud to serve as President of the Blanchard Community Library for the second year in a row. I am seeking the opportunity to serve as a regular independent special district representative on the Ventura Local Agency Formation Commission.

Special districts are where government meets real life. We deliver essential services, steward public trust, and respond directly to the needs of our communities. I am seeking this position because I believe LAFCo plays an important role in ensuring that local government is thoughtfully organized, responsive to community needs, and sustainable over the long term.

In my role as Board President, I have led strategic planning efforts, supported community-driven initiatives, and prioritized transparency and accountability. I understand firsthand the challenges districts face, from funding constraints to growing service demands, and I bring a practical, solutions-oriented approach to governance.

My background in entertainment, non-profit leadership and entrepreneurship has trained me to manage complexity, align stakeholders, and deliver results under pressure. I approach leadership with clarity, organization, and a strong sense of responsibility to the communities we serve.

I am particularly passionate about responsible local governance, ensuring equitable access to essential services, and helping communities and special districts remain resilient and forward-thinking in a rapidly changing environment.

I am fully prepared to meet the commitments of LAFCo service and to actively contribute to its work on behalf of Ventura County's communities and independent special districts.

I would be honored to earn your support and to serve as a strong, thoughtful voice for independent special districts and the communities they serve.

Candidate for re-election, Ventura LAFCo commissioner, Alt.

Mohammed A. Hasan,

dual MS, P.E., Fellow ASCE, Fellow APWA, BC.WRE

Qualifications

- Owner, civil and environmental engineering/planning firm in Ventura since 1984
- Graduate degrees, Univ. of Iowa; City of Oxnard utilities head in the 80's
- Elected board member, United Water Conservation District since 2020
- President of non-profit organization, El Concilio Family Services
- Professional engineer, surveyor, adjunct professor/instructor, CA community colleges, author of water book *Drought is not a four-letter word*
- Cofounder of OceanForesters which provides help on coastal resilience
- Community leader in business, environment, and youth development for decades
- Paul Harris Fellow, Rotary International
- Served as President/Board member of various professional, charitable and community organizations throughout southern California since the 80's
- Recognitions: US congress, CA assembly and senate, Cities and Ventura County

Experience

- Collaborated with Ventura LAFCo executive officers on governmental matters, the environment, and regional planning since 1979
- Decades of experience building consensus across jurisdictions
- Participated and contributed to all Ventura LAFCo commission meetings since 2022
- Used my extensive knowledge of water and wastewater to help LAFCo on MSR's
- Familiarity with LAFCo law, policies, rules and regulations; and of CALAFCO
- Experience in working with neighboring county governments
- Experience of working as a private consultant in land use matters with cities, county, and special districts

Personal

- 52 years resident of Ventura County; Married, two adult daughters
- Offer free community classes in leadership, longevity, conversational Spanish and financial freedom; Fluent in six languages

Your vote and support will allow me to serve another four years to contribute my knowledge and experience to promote **smart, sustainable** and **equitable** growth in all of Ventura County. Thanks!

Cris Loughridge

I am excited to have been nominated for an alternate position on the Ventura County Local Agency Formation Commission. My passion for public service comes from a deep belief that strong local governance and thoughtful stewardship of resources help communities thrive.

I currently serve on the Board of Directors for the Camarillo Health Care District and on its Finance Committee, where I help oversee the responsible use of public resources and support decisions that serve our community's long-term needs. As a longtime health advocate with a background in Human Resources and Business Management, I bring practical leadership, financial perspective, and a collaborative approach to problem-solving.

In my current work as a 21|64 Certified Advisor, I help business-owning families navigate financial, governance, and legacy planning conversations, building alignment and cohesion across generations. This experience has strengthened my ability to listen carefully, balance diverse perspectives, and make thoughtful decisions that support sustainable outcomes.

Through California Special Districts Association training and executive coursework at Harvard and Wharton, I have further developed my understanding of governance, finance, and strategic leadership. I would be honored to bring my experience, curiosity, and commitment to service to LAFCo on behalf of the residents of Ventura County.

Thank you for your consideration,

Cris Loughridge



Candidate Statement



Andrew Nelson

Candidate for Independent Special District Alternate Member

Ventura Local Agency Formation Commission (LAFCo)

I am honored to be considered for appointment as an Independent Special District Alternate Member of the Ventura Local Agency Formation Commission for the 2027–2030 term.

I have served as a member of the Board of Directors of the Camrosa Water District and Arroyo Santa Rosa Valley Basin GSA since 2022, representing Division 1. During my tenure, I have gained a strong understanding of the responsibilities of independent special districts and the important role they play in providing essential public services throughout Ventura County.

My experience includes a 40-year career in public health service, founding and leading regional and national public health and medical research associations, and served as the lead, co-lead or contributing investigator on scores of public health research / education projects and publications. Recent experience includes service as past Vice President of Camrosa Water District, current Vice President of the Ventura County Special Districts Association, past Board member of the Ventura Regional Sanitation District and multiple governance roles related strategic planning, finance and utilities for Leisure Village, a large homeowners association in Camarillo.

I believe effective LAFCo governance requires a careful balance between local control, responsible growth, efficient delivery of public services, fiscal sustainability, and the long-term interests of Ventura County communities. Independent special districts bring important expertise and a unique perspective to these decisions because they are directly responsible for planning, financing, maintaining, and delivering many of the services upon which our communities depend.

If selected, I would bring an objective, collaborative, and informed leadership approach to the Commission. I would work to understand the perspectives of affected agencies and communities, evaluate proposals based on sound information and long-term consequences, and support decisions that promote efficient and sustainable public services while respecting the appropriate role of local government. Ventura County is entering a new era requiring a more proactive partnership approach as the demands of infrastructure will require all to lean in.

I would be particularly interested in contributing my experience in deepening the collaborative convening functions of LAFCo as well as my perspective as a locally elected special district representative. I believe lifetime of leadership experience in public health would allow me to make a constructive contribution to LAFCo and to represent the interests and responsibilities of Ventura County's independent special districts.

I respectfully ask for the support of my fellow independent special district representatives and would be honored to serve as the Alternate Special District Member on Ventura LAFCo.

Bio for Doug Nickles **September 2026**



Doug Nickles is a Board member of the Conejo Recreation and Park District in Thousand Oaks. He has been on the Board since 2018 (served as Chair twice) along with the Board for the Conejo Open Space Conservation Agency (JPA between the Park District and the City of Thousand Oaks). In addition, he has been a Board member of the California Association of Recreation and Park Districts since 2020, an organization representing special recreation and park districts throughout California.

Doug's affiliation with the Ventura County Special Districts Association prompted him to get more involved in a broader regional and statewide level. As a Board member for the California Association of Recreation and Park Districts (previously served as President; currently Secretary), he has worked alongside the California Special Districts Association on legislative matters. He is actively monitoring statewide legislation affecting Special Districts on the Association's Legislative Committee and has testified at a state legislative committee hearing (in support of Senator Henry Stern). He also participated in the State Water Project and Colorado River Aqueduct tours offered by the Municipal Water District courtesy of the Calleguas Municipal Water District to learn more about the region's water delivery system.

With over 30 years of experience working for local municipal government (including land use planning and development entitlements), and six years' experience as a Planning Commissioner for the City of Thousand Oaks, Doug has a good working knowledge of the challenges faced by local governmental agencies including Special Districts. He retired from the City of Glendale Fire Department, as the Assistant Fire Marshal, where he managed all activities of the Fire Prevention Bureau.

Doug is interested in LAFCo because he cares deeply about the effective delivery of public services and making Ventura County the best place to live, work and visit. With his education, professional training and experience, he is attuned to the issues facing the County, local governmental agencies and their residents and is adept at anticipating challenges in order to resolve them efficiently and successfully.

For 42 years Doug has lived in Ventura County with his wife and family; his two adult children and six grandchildren also reside in the County. He enjoys spending time with his family, which includes supporting youth sports and hiking the local trails. He has a vested interest in the successful future of Ventura County.

Related Professional Experience

- City of Glendale Fire Department, Fire Prevention Bureau
- City of Thousand Oaks, Planning Department

Education

- M.B.A. Business Administration, California Lutheran University, Thousand Oaks, CA
- B.S. Forestry, Humboldt State University, Arcata, CA

Professional Activity

- Director/Board Member, Conejo Recreation and Park District (2018-present)
- Director/Board Member, Conejo Open Space Conservation Agency (2019-present)
- Director/Board Member, California Association of Recreation and Park Districts (2020-present)
- Director/Board Member, Community Action of Ventura County (2023-2025)
- Member, Ventura County Parks Advisory Commission (2025–present)
- Planning Commissioner, City of Thousand Oaks (2013-2018)

Starlink Trail Connectivity Proposal

Preliminary planning estimate for six outdoor Wi-Fi zones

November 2026

1

Proposal at a glance

$58,000 One-time installation budget	**$1,500** Recurring service per month
6 Targeted Wi-Fi zones	**$76,000** First-year total incl. installation

Scope: Strategically placed outdoor Wi-Fi zones at trailheads, riding areas, gathering points and selected backcountry junctions. This is not continuous coverage across all 2,800 acres; that would need a separate, survey-led design.

2

How each zone works



Starlink Mini
Satellite connection at each site

Managed gateway
Routing, security and remote management

Outdoor access point
Wi-Fi that provides the usable coverage area

Riders & walkers
Phones connect near the zone

Each isolated site has its own satellite connection and power source.
The Mini's built-in Wi-Fi covers only a compact area, so separate outdoor networking equipment provides wider coverage. Where a survey finds a suitable link between sites, a connection could be shared instead of buying another subscription.

3

Six proposed connectivity zones

1. Equestrian Center vicinity
Riding prep, staging and gathering
Evaluate existing structure and power first

2. Primary trail-access point
Frequently used trail entrance
Select with community management

3. Secondary trail-access point
Separate riding/walking route
Prioritize usage and cellular gaps

4. Backcountry junction
Connection away from developed areas
Survey satellite visibility and solar exposure

5. Additional remote junction
Extend access to another priority area
Select after terrain and route review

6. Fire-road / trail interface
Useful access or gathering point
Confirm permissions and site suitability

Functional zones only. Exact installation sites will be set by survey.

4

Preliminary installation budget

One-time component	Qty	Unit	Extended
Starlink Mini kit	6	$699	$4,194
Mounting hardware	6	$250	$1,500
Survey, installation and materials	6	$2,250	$13,500
Outdoor Wi-Fi, gateway and PoE equipment	6	$900	$5,400
Weatherproof enclosure, protection and cabling	6	$600	$3,600
Solar and battery system	6	$3,500	$21,000
Project design, configuration and acceptance testing	1	$3,500	$3,500
Subtotal			**$52,694**
Planning contingency			$5,306
Total preliminary installation budget			$58,000

Solar is the largest line

The estimate assumes all six sites need solar and batteries; sizing is not yet engineered. Where existing power is available, the $3,500 allowance comes out, but electrical work and backup power are added back, so don't count the full allowance as savings.

5

Monthly service and multi-year cost

Monthly component	Per site	Six sites
Carrier service (500 GB per terminal)	$155	$930
Terminal monitoring	$35	$210
Outdoor network remote management	$60	$360
Total recurring budget	**$250**	**$1,500**

500 GB per terminal is a starting size, not a usage forecast. Actual use will be monitored and plans adjusted after the pilot. No data pooling between terminals is assumed.

$18,000
Annual recurring service

$76,000
First year, incl. installation

$112,000
Three years, at unchanged rates

6

Exclusions and next steps

Not included in the estimate

- Taxes, freight and permits
- Major electrical or civil work
- Field repair visits
- Replacement equipment
- Data overages

Next steps

1. **Select zones:** Confirm the six priority locations with community management.
2. **Site survey:** Check satellite visibility, solar exposure, power, access and siting rights.
3. **Final quotation:** Replace the planning allowances with firm pricing.
4. **Pilot and adjust:** Monitor data use and right-size service plans.
5. **LAFCO latent power approval:** Activate the district's latent power for this service.