KEYES COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS
MEETING
Date: Tuesday, February 24, 2026 Minutes
Time: 6:00 p.m.
Place: Keyes Community Services District, 5601 7th St., Keyes, CA 95328

1. **Call to Order**
   The meeting was called to order at 6:00 p.m. at 5601 7th Street, Keyes, CA 95328.
2. **Pledge of Allegiance**
3. **Roll Call**
   Present were President Parker, Vice President Reforma, Vice President Knee and Director Vasquez. Also present was General Manager Michael Powers, Maintenance Operations Mike Jones, Administrative Assistant Mary Cantu, and Attorney Dennis Hay.
4. **Agenda Changes**
5. **Conflict of Interest:** Any Council/Authority Member or Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered is to declare their conflict at this time.
6. **Public Comment on Non-Agenda Items**
   Mr. Williams commented that he is very happy with the District.
7. **Presentations**
   1. Finance: NONE
8. **Consent Agenda**
   A. **Approve Minutes for January 27, 2026 Board Meeting**.
   There was a motion to approve the January 27, 2026 minutes by Vice President Knee and a second by Director Vasquez. Vice President Knee (M), Director Vasquez (S), President Parker (AYE),.
   B. **Reaffirmation of the retention of Michael Powers as the District's new General Manager.**
   Mr. Powers was recognized as the new General Manager and was welcomed.
9. **Discussion and Possible Action Items**
   A. Discussion and Possible Action to Approve the Warrant Register for February 24, 2026.
   There was a motion to approve the warrant register by Vice President Knee and second by Director Vasquez. Vice President Knee (M), Director Vasquez (S), President Parker (AYE).
   B. Discussion and Possible Action to fill board vacancy by appointment.
   This item was tabled, as there were no candidates. One application was given to Mr. Williams.
   C. Discussion and Possible action to approve the deduction of the time allowed for Public Comment on Non-Agenda Items.
   Discussion took place to do some research and come back with more information on the deduction of time.

D. **Discussion and Possible Action to Approve that the MAC meetings be held at KCSD.**
   Discussion took place regarding the District getting a Service/Rental agreement from the committee to provide both with rules for use of the premises. Restroom use is a concern and will be implemented in the agreement. There was a motion to approve that the MAC meetings be held at KCSD by Vice President Knee and second by Director Vasquez. Vice President Knee (M), Director Vasquez (S), President Parker (AYE).
E. **Discussion and Possible Action to Approve a Policy that will hold homeowners responsible for their tenants' outstanding debt and/or damage to district property.**
   Mike Jones stated that there is already something regarding this topic in the Ordinances**.** It was agreed to look into that and come back with more information. Vice President Knee shared that he is against this policy.
F. **Discus and Consider updates from Ad Hoc committee regarding draft policies and procedures for the maintenance and use of the newly established Tri-Counties Bank account as set forth in Resolution 2025-596.**
   This item was tabled, per Dennis Hay. He would like to wait for Michelle Harris to return to work and then move forward.

10. Items From General Manager
   A. **Administrative Staff Report.**
   General Manager, Michael Powers, reviewed what he has reviewing and observing since his hire date. Some items are Well 9 concerns, GAC, street light accident, invoices, employee handbook, job descriptions, current budget. He shared that he will be meeting with the engineers. He also added that he has requested a closed session at next month's meeting to receive an evaluation so that he can have some goals and priorities laid out moving forward.
   B. **Maintenance Staff Report.**
   Michael Jones, reviewed the Well 9 issues.

11. Staff Comments
   NONE

12. Director Comments
   NONE

13. CLOSED SESSION
   Closed session commenced including the Board of Directors, General Manager and Attorney Dennis Hay.

14. Return to Open Session: Report on Closed Section
   General Manager Michael Powers stated that there was nothing to report in regards to the closed session item.

15. Adjournment
   There was a motion to adjourn the meeting at 6:56 pm by Vice President Knee and a second by Director Vasquez. Vice President Knee (M), Director Vasquez (S), President Parker (AYE).

Minutes taken by: **Mary Cantu**
Minutes typed by: **Mary Cantu**