



CPAD BOARD REGULAR MONTHLY MEETING – March 23, 2026

Meeting Minutes
IN-PERSON MEETING
IN ROBERTSON'S HANGAR - 3188 BONANZA DRIVE

Directors: Chris Cockrell, Greg Wright, Mark Eagar, Tina Robertson, and John Cook

7:00 PM Call to Order/Roll Call

Chris Cockrell	Absent
Greg Wright	Present
Mark Eagar	Present
Tina Robertson	Present
John Cook	Present

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

MOTION to adopt Agenda for the March 23, 2026 Regular Meeting of the Board of Directors

Motion by: Greg Wright Second: Mark Eagar

Record of votes:

Chris Cockrell	Absent
Greg Wright	Yes
Mark Eagar	Yes
Tina Robertson	Yes
John Cook	Yes



ADOPTION OF MINUTES

MOTION to adopt Minutes for February 23, 2026 Regular Meeting of the Board of Directors

Motion by: Greg Wright Second: Mark Eagar

Record of votes:

Chris Cockrell	Absent
Greg Wright	Yes
Mark Eagar	Yes
Tina Robertson	Yes
John Cook	Yes

TREASURER REPORT

Director Robertson

Financial Reports

CPAD Management Overview Fiscal YTD report

CAD Management Overview Nov & Dec report

Special Tax Profit & Loss - Airport Fiscal YTD report

Special Tax Profit & Loss - Streets Fiscal YTD report

Assessment District Overview Fiscal YTD report

Assessment District Overview

Policy Change Recommendations

These changes reflect new processes once we went to QuickBooks online.

Discussion

Director Robertson went over the standardized current reports.

Supporting documents were shown and are posted on website.

Policy change recommendation from auditor are to update the fact that we now do all activities online.

Vote will be needed to approve that our current procedure is that we now do all activities online. This is per auditor’s recommendation. Vote will be next month after review.

Financial reports posted on the website



AIRPORT MANAGER REPORT

District Manager Zimlich

Fuel Sales

Vacancy

Immediate & Recently Completed Projects

Near term Projects

Capital Improvement Projects (Airfield)

Capital Improvement Projects (Residential)

Discussion:

Fuel Sales 02/19/25-03/20/25 115 Transactions, 1991 Gallons, \$12,156.00
02/19/26-03/19/26 140 Transactions, 3183 Gallons, \$18,051.14

Vacancy

Currently 0 tie downs available

Waitlist established. Hangars are leased, Waitlist goes back to 2021

Immediate & Recently Completed Projects

Accounts Receivable

CPAD currently has around \$11k in accounts receivable (unpaid leases)

Document Audit

CPAD currently storing decades of documents

Community Communication

Working with outside organizations who operate within the district to gain contacts, especially for work that impacts operations

Working on internal systems to distribute the information more effectively

Vegetation

Work parties will be organized

Near Term Projects

Transient Berm

Berm directly adjacent to transient parking experienced a 'slide', impacting safe operations of



based and transient aircraft. Potential impact to emergency response.

First stage of repairs completed thanks to community efforts, immediate threats have been mitigated

Additional preventative repairs will be coordinated when weather permits

Special thanks to Veerkamp & Dwayne Plummer

Ditch Spoils

Spoils from the recent ditch cleanout are still present on the airfield

No significant risk to aircraft operations

Will be relocated on the airport to level terrain

Capital Improvement Projects (Airfield)

Runway Resurfacing

Currently compliant with certificate, but degrading. Will require significant repairs within the next 5 years

Likely to cost between \$500K and \$4 million

Will require Federal funding (Airport Improvement Program)

Most recent conversations with FAA will require us to generate a new Airport Layout Plan to become eligible.

Approximately \$100K cost (likely out of pocket)

ALP Funding Scenarios (Assuming \$100k cost)

Self-funded

\$100k out of pocket is doable, but has the potential to impact CPAD's ability to maintain operations

Self-funded with loan assistance

\$50k out of pocket, \$50k CalTrans Loan

CalTrans loans subject to fund availability (\$300k) and eligibility requirements

CalTrans loans are typically 17 years at the rate of CA General Obligation bonds (5%)

Annual payments. Simple interest (not compound). Can be paid off early without penalty.

Annual payments would be approximately \$5441 i. If taken full term, Total Interest:

\$42,500, Total Repayment: \$92,500

Don't fund at this time

Self-fund repairs i. Runway can be sealed, extending runway life, but will remain ineligible for AIP funding

Culvert Repair

Base of culvert under runway shows significant rust damage

Risk unclear (High damage, low likelihood).



Researching fiscal responsibility/funding options

AIP or Easement holders

Ditch Cleanout

Culvert is blocked by years of debris, silt and vegetation, impacting the airport's ability to withstand heavy rains

DOT has taken financial responsibility and has a project planned

DOT has received permit. Expect work late Spring/early Summer

Capital Improvement Projects (Residential)

Road Sealing

Vendors have inspected roadways and concur they are in good, usable condition (no operational impacts).

Sealing is recommended every 2-3 years, CPAD has not done it in at least 10

Total project (crack fill, seal, paint, etc.) would require approximately \$100k

Evaluating partial project to address greatest needs

Street lights

Lights are near end of life (some have already failed). PG&E intends to replace as a batch in the next 3 months (No cost to residents).

Lights are not owned, maintained or controlled by CPAD

PG&E has sought input. CPAD has made a recommendation based on past community feedback and aviation concerns

Lights will be straight form and function replacements to the extent possible as pertains to color and brightness.

Vertically cutoff (minimal up light) and shielded on home sides

Power Point presentation is available on the website

Discussion

Fuel is currently \$5.61 per gallon

FAA has responded with their requirements and we can now take next step in obtaining funding for our ALP (Airport Layout Plan).

Creation of a new ALP could cost between \$125,000-\$150,000 or more.

Once ALP is completed and submitted we should be able to ask for FAA funding for airport capital improvements.

Various funding possibilities were discussed and a vote next meeting on project funding.

UPDATE ON PROCUREMENT AND CONTRACTS

Director Eagar



Status Actions From Last Meeting

- Research a replacement for the runway light controller.
- Refine cost estimates for crack sealing in Airpark
- Pursue cost estimates for slurry seal of gate entrance and runup areas of runway
- Schedule work days for March to get ahead of the vegetation growth
- Meet with FAA and with Brandley on next steps for FAA funding of airport infrastructure projects (paving, culvert, lighting, etc).

PUBLIC FORUM/PUBLIC COMMENT: *Only items that are within the jurisdiction of CPAD will be considered. Statements from the floor will be heard during public forum/public comment; public comments are limited to one 5-minute comment per person per topic. Comments and or requests requesting board action will be referred to staff and if appropriate, placed on a future agenda.*

Discussion

- Props. Cops & Rodders event will be held on 9/26/26.
- FOCA donated \$500 from the sale of street signs to CPAD.

OLD BUSINESS

Director Eagar

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- Refine cost estimates for crack sealing in Airpark
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- Schedule work days for March to get ahead of the vegetation growth
- Meet with FAA and with Brandley on next steps for FAA funding of airport infrastructure projects (paving, culvert, lighting, etc).



NEW BUSINESS:

Director Robertson

Director Robertson will be leaving the Board of Directors and this will be her last meeting.

The process for appointing a new board member was discussed. The policy is available on the CPAD website.

The location for future meetings is being researched.

Discussed putting up a Community Book Sharing Station at the entrance to the airpark following presentation by Glen Gordon

Proposed site is near Airpark entrance on public property

Documentation with details posted on CPAD website

MOTION to approve installation of Community Book Sharing Station at Airpark entrance as proposed by Glen Gordon

Motion by: Mark Eagar

Second: Greg Wright

Record of votes:

Chris Cockrell	Absent
Greg Wright	Yes
Mark Eagar	Yes
Tina Robertson	Yes
John Cook	Yes

NEXT REGULAR MEETING April 27, 2026

ADJOURNMENT 8:07 PM