



CPAD BOARD REGULAR MONTHLY MEETING – January 19, 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

7:0 PM Call to Order/Roll Call

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

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

MOTION to adopt Agenda for the January 19, 2026 Regular Meeting of the Board of Directors

Motion by: Mark Eagar

Second: Tina Robertson

Record of votes:

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



ADOPTION OF MINUTES

MOTION to adopt Minutes for November 24, 2025 Regular Meeting of the Board of Directors

Motion by: Tina Robertson

Second: Greg Wright

Record of votes:

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

Presentation of grant from Cameron Park Airport Foundation to cover FOD sweeper procurement costs

CPAF presented a grant of \$3500 to CPAD for the purchase of the FOD sweeper

Presentation from FOCA of proceeds from PROPS, COPS, And Rodders event

A check in the amount of \$3000 was presented.



Election of CPAD Board Officers for 2026

At the Regular January Board Meeting on January 19, 2026, per CPAD Policy 1.2.3.1 Board Position Elections, the Board President, Treasurer and Secretary are elected or reelected to office. The election is always the first item of business on the agenda before New Business. Director Eagar as current board President will chair the meeting. The newly elected officers assume their roles immediately.

Election of an officer requires a majority vote of the Board just like a normal motion. Nominations or volunteers may be accepted by the chair in an informal fashion, but a specific motion must be made and voted upon to finalize the decision of the Board for each position. No one Board member may hold more than one position.

MOTIONS to elect Board President, Secretary, and Treasurer for the coming year.
Nominations and discussion for each position.

Nominated for Board President – Mark Eagar
Motion by: Chris Cockrell Second: Greg Wright

Record of votes: Elected – Mark Eagar

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



Nominated for Board Secretary – John Cook

Motion by: Tina Robertson

Second: Chris Cockrell

Record of votes: Elected – John Cook

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

Nominated for Board Treasurer – Tina Robertson

Motion by: Mark Eagar

Second: John Cook

Record of votes: Elected – Tina Robertson

Chris Cockrell	Yes
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 Nov & Dec report

Policy for Special Tax Reporting

Review, comment and recommend (with or without changes) policy on how CPAD will report Special Tax collections and related expenses.

State Controllers Report

Annual report for FY 24/25 due Feb 26. Report created and will be submitted by due date of Feb 2, 2026.

MOTION to accept the Special Tax Policy as presented.

Motion by: John Cook

Second: Mark Eagar

Record of votes:

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

Discussion

Director Robertson went over the standardized current reports.

Supporting documents were shown and are posted on website.

Method used by EDC to report and disburse property Tax funds was discussed.

Financial reports posted on the website



AIRPORT MANAGER REPORT

District Manager Zimlich

Fuel Sales

Ongoing Airport Projects

Ongoing Airfield Projects

Airfield Condition

Vacancy

Airpark

Discussion:

Fuel Sales 11/19/25-12/19/25 80 Transactions, 1745 Gallons, \$9787.92
11/19/24-12/19/24 113 Transactions, 2621 Gallons, \$14547.17
12/19/25- 1/16/26 75 Transactions, 1420.010 Gallons, \$7964.81
12/19/24-1/16/25 105 Transactions, 2330.700 Gallons, \$12933.05

About 30% decrease in transactions and 35-40% decrease in volume & gross revenue

Vacancy

Currently 0 tie downs available
Waitlist established. Hangars are leased

Immediate & Recently Completed Projects

Emergency Response

After meetings with CalFire, CPAD purchased two Knox locks. They have been installed

Accounts Receivable

CPAD currently has around \$11k in accounts receivable (unpaid leases)
Malice not suspected, just breaks in automatic payment systems and communications
Phone campaign should reduce by 75% or more within 3 months

Document Audit

CPAD currently storing decades of documents.
Document retention policies will be reviewed, then documents audited/purged

Obstruction Light

Obstruction light reported out on 1/16
Confirm responsible party and coordinate repairs (FAA Tech Ops)



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

Near Term Projects

Street Signs

Many of the street signs are bent, faded, and/or unreadable

New signs and mounting hardware have been purchased

Will be installed near the end of January (pending final shipment)

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)

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 is reworking permits with CDFW

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

Street sweeper

Runway debris (pebbles) is a current chronic condition. Also usable on residential streets

Estimated cost approximately \$30-50k, but local dealer needed for accurate quote

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 years

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

District Manager's Report posted on the website.

Discussion

The Special Assessment Tax has 3 more years to run. A suggestion was made that consideration be given to extending this tax 1-3 more years to allow funds to fix the road in the District. This would require another new special assessment tax with 2/3 vote approval.

PG&E will be changing out our street lights and the style used on Sudbury is a possible choice. It was recommend that residents drive over and view these new lights.



UPDATE ON PROCUREMENT AND CONTRACTS

Director Eagar

FOD - Razer tow behind purchased with donations from CPAF grant and FOCA funds from Cops and Rodders event. Evaluating possible sweeper as well for long term solution.

Discussion

Area airports were asked what type of sweepers were used.

A \$5, 500 tow-behind sweeper was purchase (Net 30) and photos of the unit were shown along with the rocks and debris that the unit picked up.

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.

We continue to have problems with electric bikes and street signage was again discussed.

The suggestion was made to form a community group to address this problem of access to the airpark.

The Sheriff's office and Fire have added new locks to afford access.



OLD BUSINESS

Director Eagar

Status actions from last meeting

- Draft a modified Policy and Procedures to clearly separate Airport/Street funds
Explanation of Special Tax Reporting to be presented to the board at January meeting
- Plan of how to handle collecting funds from t-hangar owners and their use of runways and taxiways for vehicle access
- Research sweepers and report at the January meeting
- Research a replacement for the runway light controller
- Meet with FAA and with Brandley on next steps for FAA funding of airport infrastructure projects (paving, culvert, lighting, etc.

NEW BUSINESS:

Director Eagar

- Pursue Cost estimates for culvert repair, berm repair, soil removal (from ditch cleanout)
- Refine cost estimates for crack sealing in Airpark
- Pursue cost estimates for slurry seal of gate entrance and runup areas of runway
- Schedule next meeting with Brandly on FAA airport layout plan funding
- Schedule work days for February to get ahead of the vegetation growth
- A detailed list of 2025 CPAD Accomplishments is posted on the website*

NEXT REGULAR MEETING: *February 23, 2026*

ADJOURNMENT 8:25 PM