

# June Lake Fire Protection District

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**April 8, 2025**

The regular meeting of the Board of Directors of the June Lake Fire Protection District will be held Tuesday, April 8, 2025 at 6:30 pm at 2380 Highway 158, June Lake, CA and 1421 S. Burnaby Dr, Glendora, CA for the following agenda:

1. **Call to Order and Roll Call**
2. **Public Comment Period:** Speakers should use the podium and address the Board. Please limit your comments to three (3) minutes. Discussion will **not** occur at this time. Topics should be of interest to the District.
3. **Reports from Associations/Committees**
  - a. June Lake Fire Fighters Association (JLFFA)
  - b. Strategic Plan Committee
4. **Consent Calendar:**
  - a. Approval of Minutes from March 11, 2025
  - c. Check Registers for March 2025
  - d. Financial Review
5. **Old Business:**
  - a. Review/Approve price for Command Vehicle
  - b. Review of FY 2024-25 Audit Report
6. **New Business:**
  - a. Review/Discuss Insurance Policy & Options
  - b. Review/Update Rental Agreement with June Lake Public Utility District
  - c. Review/Approve rates for reinvesting expiring CD & direct staff
  - d. Bid for carpet
7. **Chief's Report:**

Calls of the Period
8. **Oral Communications (Directors/Staff):**
9. **Executive Session:**
  - a. CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION  
Per Government Code Section 54954  
One (1) Potential Case
  - b. PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
Pursuant to Government Code Section 54954.5  
Title: Chief
10. **Adjournment:**

Note: At any time during a regular session, the Board may adjourn to a closed session to consider litigation, personnel matters, to discuss with legal counsel matters within the attorney-client privilege. Authority: Government Code Section 11126 (a) (d) (q).

In compliance with the Americans with Disabilities Act if you need special assistance to participate in this meeting, please contact the District Chief's office at (760) 648-7390. Notification one (1) day prior to the meeting will enable the District to take reasonable arrangements to ensure accessibility to this meeting (28 CFR 13.102-35, 104 ADA Title II).

## JUNE LAKE FIRE PROTECTION DISTRICT

Minutes of Board Meeting, March 11, 2025

**CALL TO ORDER:** 6:30pm by President Simmons

**ROLL CALL:** Commissioners Present: Correa, Fettes, Simmons

**ABSENT:** Commissioners Absent: Jackson, Naaden

**STAFF:** Staff Present: Chief Baldwin, Firefighter Kaye, Secretary  
Buccowich  
Staff Absent: Battalion Chief Joyce

### **PUBLIC COMMENT:**

None

### **REPORT FROM ASSOCIATIONS/COMMITTEES:**

- a. June Lake Fire Fighters Association (JLFFA): Firefighter Adam Kaye stated they are officially a registered, non-profit organization. They opened a bank account and have the Board in place. They are moving forward with fundraising. Chief Baldwin is very relieved not to have this responsibility. She congratulated them on how quickly they got organized.
- b. Strategic Plan Committee: No report

### **CONSENT CALENDAR:**

- February 11, 2025 Minutes: Commissioner Fettes made a motion to approve the minutes with a change to Emergency Evacuation Plan section to state that he wrote the letter at the request of the Board, seconded by Commissioner Correa; 3 Ayes
- Check Register for February 2025: Commissioner Correa made a motion to accept the check register, seconded by Commissioner Fettes; 3 Ayes
- Financial Review: Discussion only.

### **OLD BUSINESS:**

- a. Emergency Evacuation Plan Update: No update
- b. Command vehicle update: Chief Baldwin called the auto broker that Commissioner Naaden suggested. He wanted information that she didn't have approved by the Board: used vs new, cost, etc. He called back to follow up, but it was on the day in February that they had 8 calls. She is asking the Board for direction. We need a vehicle. Does the Board want to spend \$100,000 on a new one or \$80,000 on a used one? The equipment install would be around \$30,000 with Duratic or the company the County uses in San Bernardino. Discussion about

equipment needed. The State purchasing list through 2026 is all Rivians, electric cargo vans and SUVs. Comments were made about electric vehicles for EMS in this environment not working well. The Board encouraged her to go the dealers instead. There is a Contract Master List of dealers for the State. She just needs a ballpark figure from the Board. Commissioner Simmons would like to wait until Commissioners Jackson and Naaden are present. Commissioner Fettes said that it looks like \$100,000 would be the best case scenario. She thinks she can do it with that amount, but it is a bitter pill. She will make some phone calls.

### **NEW BUSINESS:**

- a. 2023-24 Audit: We are in compliance. There were no findings. Chief Baldwin signed off on it. The journal entries are done and the accounts are reconciled. It was \$6,600 for the audit and \$600 to do the State report. Motion was made by Commissioner Correa to approve Fiscal Year 2024-25 Audit, seconded by Commissioner Fettes; 3 Ayes
- b. New Policy 1048, Discipline/Removal of Firefighters: Chief Baldwin asked Firefighter Kaye about what the JLFFA has in mind. He said he and Firefighter Pesenti put together a new hire manual with a road map from on-boarding through moving up in the department. So the steps would be clear for the recruit and the department would be able to track the progress. That process is separate from this policy. Their only suggestion for a policy is to make sure vetting is done through background checks, etc. Chief Baldwin would like to move this forward now with the understanding that it is a fluid document and will be improved going forward as the need arises. She thinks it is important to have the policy in place at this time, so the fire staff understands that they are at-will. She will review it with everyone, have them each sign it, and put it in their files. Motion was made by Commissioner Fettes to adopt Policy 1048 Discipline/Removal of Firefighters, seconded by Commissioner Correa; 3 Ayes

### **CHIEF'S REPORT:**

- Calls of the period:  
18 – Fire: 3; Medical: 6; Traffic/Collision: 3; Possible Hazard: 6; YTD: 180
- The 8 call day exposed some issues. It was 11+ hours of work in cold, wet snow and there was no food available for the firefighters, except for the General Store. We need a women's auxiliary. The radios were horrible. Chief Baldwin followed up with Supervisor McFarland to ask the County dispatch to help with getting necessary responders, such as Edison in this instance, through the road blocks.
- Emergency Meeting with the Mono County Chiefs Association about the radio system issues. All the Fire Districts are having issues with the radios and Dispatch. The promised CRIS system with the State appears to be debunked. The Chiefs want to switch to a regional dispatch center from San Bernardino,

which would be \$400,000-\$600,000/year. Chief Baldwin told them we don't have the money in the budget for that. We have a whole fleet of useless radios that were never tested in the canyon and the repeater is down.

- The June Mountain repeater is still down (very irritating). There's a temporary repeater in the medics quarters using an antenna on the building which makes it impossible to communicate with Station 2. The medics can't communicate with Dispatch unless they use the radio in the ambulance. She talked to Sierra Electronics, the contractor the County uses, and to Eric, the Mono County IT radio guy. They will make it a 'top priority'.
- The Shop has cabinets. They look great! It is still a bit of a work in progress.
- We bought some tools. They realized on some of the fire calls they are short on the construction tools to get in walls and such. So Chief and Battalion Chief Joyce decided to get the 20v cordless DeWalt system. They got 2 reciprocating saws, a circular saw, and 2 extra batteries to go on the trucks. They are also realizing the ladder truck needs to go out on these calls more often.
- On the fire at the condos on Los Angeles Street: Chief talked to Connie Lear who manages those units. She also red-tagged the building and contacted Mono County. She met with the County Inspector, and she got some instruction from Chief Tomaier of Mammoth Lakes Fire Dept on the reports that needed to be filed. Battalion Chief Hodges did a great job as Incident Commander on that fire. She doesn't think she would have done as well as he did.
- Thank you to Jill Kaye who helped Chief Baldwin get and set up the food from the General Store. We need to have some food available for the firefighters on these long calls. We have a kitchen and grill. We just need some people to call to make the food. Hamburgers, hot dogs, powdered Gatorade, cookies – things that have a long shelf life or can be frozen and fixed. Ask the Women's Club? Get a phone tree? Keep an inventory.

**ORAL COMMUNICATIONS (Commissioners/Staff):**

None

Adjourned General Session: 7:54pm

**EXECUTIVE SESSION:**

Opened Executive Session: 7:56pm

Adjourned Executive Session: 8:17pm

Opened General Session: 8: 17pm

**EXECUTIVE SESSION REPORT:**

Discussion only

Closed General Session: 8:18pm

**ADJOURNMENT:**

8:18pm (Fettes/Correa)

Respectfully Submitted,

Rebecca Buccowich  
Secretary

**JUNE LAKE FIRE PROTECTION DISTRICT**  
**Account QuickReport**  
 March 2025

Date	Transaction Type	Num	Name	Memo/Description	Account	Clr	Amount	Balance
	1000 US Bank checking							
	Beginning Balance							46,183.56
03/01/2025	Payroll Check	7021	David Amezcua	Pay Period: 02/01/2025-02/28/2025	1000 US Bank checking	R	-147.76	46,035.80
03/01/2025	Payroll Check	7022	Luis Baltazar	Pay Period: 02/01/2025-02/28/2025	1000 US Bank checking	R	-1,228.49	44,807.31
03/01/2025	Payroll Check	7023	Peter Hodges	Pay Period: 02/01/2025-02/28/2025	1000 US Bank checking	R	-712.81	44,094.50
03/04/2025	Payroll Check	DD	Juli Baldwin	Pay Period: 02/01/2025-02/28/2025	1000 US Bank checking	R	-820.00	43,274.50
03/04/2025	Payroll Check	DD	Juli Baldwin	Pay Period: 02/01/2025-02/28/2025	1000 US Bank checking	R	-819.99	42,454.51
03/06/2025	Payroll Check	DD	Steve H. Joyce	Pay Period: 02/01/2025-02/28/2025	1000 US Bank checking	R	-2,553.65	39,900.86
03/06/2025	Check	7024	AmeriGas	Station 1 Propane	1000 US Bank checking	R	-525.86	39,375.00
03/06/2025	Check	7025	AmeriGas	Station 2 Propane	1000 US Bank checking	R	-564.72	38,810.28
03/06/2025	Check	7026	AmeriGas	Station 1 Generator Propane	1000 US Bank checking	R	-139.48	38,670.80
03/06/2025	Check	7027	AmeriGas	Station 2 Generator Propane	1000 US Bank checking	R	-14.15	38,656.65
03/06/2025	Check	7028	Double Eagle Resort & Spa	March 2025 - Creekside Spa	1000 US Bank checking	R	-735.00	37,921.65
03/06/2025	Check	7029	Fire Station Software LLC	Inv 20250146	1000 US Bank checking	R	-399.00	37,522.65
03/06/2025	Check	7030	Frontier	Station 2 Phone	1000 US Bank checking	R	-75.65	37,447.00
03/06/2025	Check	7031	Napa of Mammoth	Account #1160	1000 US Bank checking	R	-161.99	37,285.01
03/06/2025	Check	7032	Southern California Edison	Electricity Station 2	1000 US Bank checking	R	-395.59	36,889.42
03/06/2025	Check	7033	Streamline	Website Mar 1- Apr 1	1000 US Bank checking	R	-205.00	36,684.42
03/06/2025	Check	7034	US Bank	Credit Cards - 1/15/2025-2/13/2025	1000 US Bank checking	R	-4,898.60	31,785.82
03/06/2025	Check	7035	Verizon Wireless	Wireless for FPD Tablets	1000 US Bank checking	R	-84.24	31,701.58
03/14/2025	Check	SVCCHR	US Bank	Service Charge	1000 US Bank checking	R	-17.95	31,683.63
03/14/2025	Deposit		June Lake PUD	March Rent	1000 US Bank checking	R	700.00	32,383.63
03/14/2025	Deposit		Mono County Fire Chiefs Association	First Responder Income	1000 US Bank checking	R	6,085.00	38,468.63
03/14/2025	Journal Entry	2025-03-14	IRS	IRS Federal Taxes (941) for 2/01/2025-2/28/2025	1000 US Bank checking	R	-1,904.78	36,563.85
03/14/2025	Journal Entry	2025-03-14	CA EDD	CA EDD Tax Payment CA PIT/SDI for 2/01/2025-2/28/2025	1000 US Bank checking	R	-181.29	36,382.56
03/19/2025	Check	7036	June Lake Fire Fighters Assoc	Anti-freeze from JL General Store put on JLFFA acct	1000 US Bank checking	R	-61.98	36,320.58
03/19/2025	Check	7037	Frontier	Station 1 Phone - February	1000 US Bank checking	R	-138.26	36,182.32
03/19/2025	Check	7038	High Country Contractors	February Snow Removal: 3.25 hr at Station 1 & 1.75 hr at Station 2	1000 US Bank checking	R	-1,320.00	34,862.32
03/19/2025	Check	7039	Eldred, Rob	Voided - Reimbursement for Driver 1A with Lassen College	1000 US Bank checking	R	0.00	34,862.32
03/19/2025	Check	7040	June Lake Public Utility District	Copies; Inv #796133	1000 US Bank checking	R	-24.46	34,837.86
03/19/2025	Check	7041	Reconcile Business Services	Bookkeeping for February 2025	1000 US Bank checking	R	-1,260.00	33,577.86
03/19/2025	Check	7042	Southern California Edison	Station 1 Electricity	1000 US Bank checking	R	-584.86	32,993.00
03/20/2025	Check	7043	Lassen Community College	Driver Operator 1A Training, February 2025 - Robert Lee Eldred	1000 US Bank checking	R	-213.88	32,779.12
03/20/2025	Check	7044	Eldred, Rob	Driver 1A Training Course in Bishop	1000 US Bank checking	R	-800.00	31,979.12
03/26/2025	Check	7045	D & S Waste Removal, Inc	Trash - April: Acct. #410080	1000 US Bank checking	R	-301.17	31,677.95
03/26/2025	Check	7046	Napa of Mammoth	Account #1160	1000 US Bank checking	R	-285.27	31,392.68
03/26/2025	Check	7047	Optimum	Internet & TV - March	1000 US Bank checking	R	-264.00	31,128.68
03/26/2025	Check	7048	US Bank	Credit Cards - 2/14/2025-3/12/2025	1000 US Bank checking	R	-3,634.86	27,493.82
03/26/2025	Check	7049	Verizon Wireless	Wireless for FPD Tablets	1000 US Bank checking	R	-84.24	27,409.58
03/31/2025	Check	7050	Two Peaks Electric	Repair/rewire office hallway ballast at Station 1	1000 US Bank checking	R	-150.00	27,259.58
	<b>Total for 1000 US Bank checking</b>						<b>-\$18,923.98</b>	

**JUNE LAKE FIRE PROTECTION DISTRICT**  
**Account QuickReport**  
**July 2024 - June 2025**

Transaction		Name		Memo/Description		Account	Amount	Balance
Date	Type	Num	Name	Memo/Description	Account	Amount	Balance	
<b>Mono County Account 310</b>								
Ending Balance for 2023-24								
07/12/2024	Check	17210	June Lake Fire Protection District	Draw for bills	Mono Co Acct 310	\$ (75,000.00)	\$ 1,321,504.02	
09/10/2024	Check	17865	June Lake Fire Protection District	Draw for bills & Quarterly GL Insurance Payment	Mono Co Acct 310	\$ (75,000.00)	\$ 1,246,504.02	
09/30/2024		667457		PC-September 2024 Current Unsecured FY 2024-25	Mono Co Acct 310	\$ 33,813.92	\$ 1,171,504.02	
09/30/2024		674785		PC-1Q 2024-25 Interest Apportionment	Mono Co Acct 310	\$ 11,824.61	\$ 1,205,317.94	
10/15/2024		668551		PC-Excess ERAF	Mono Co Acct 310	\$ 14,631.87	\$ 1,217,142.55	
10/22/2024	Check	18188	June Lake Fire Protection District	Draw for bills	Mono Co Acct 310	\$ (50,000.00)	\$ 1,231,774.42	
12/11/2024	Check	18642	June Lake Fire Protection District	Draw for bills & Annual payroll	Mono Co Acct 310	\$ (75,000.00)	\$ 1,181,774.42	
12/31/2024		681866		PC-December 2024 Delinquent Secured FY 2024-25	Mono Co Acct 310	\$ 4,753.10	\$ 1,106,774.42	
12/31/2024		681867		PC-December 2024 Current Unsecured FY 2024-25	Mono Co Acct 310	\$ 701.03	\$ 1,111,527.52	
12/31/2024		681868		PC-December 2024 Delinquent Unsecured FY 2024-25	Mono Co Acct 310	\$ 79.50	\$ 1,112,228.55	
12/31/2024		681870		PC-December 2024 Supplemental Secured FY 2024-25	Mono Co Acct 310	\$ 7,452.13	\$ 1,112,308.05	
12/31/2024		681871		PC-December 2024 Supplemental Unsecured FY 2024-25	Mono Co Acct 310	\$ 415.08	\$ 1,119,760.18	
12/31/2024		681872		PC-December 2024 Unitary FY 2024-25	Mono Co Acct 310	\$ 5,298.16	\$ 1,120,175.26	
12/31/2024		681873		PC-December 2024 Current Secured FY 2024-25	Mono Co Acct 310	\$ 310,136.54	\$ 1,125,473.42	
01/30/2025	Check	19132	June Lake Fire Protection District	Draw for bills	Mono Co Acct 310	\$ (50,000.00)	\$ 1,435,609.96	
03/25/2025	Check		June Lake Fire Protection District	Draw for bills	Mono Co Acct 310	\$ (40,000.00)	\$ 1,385,609.96	
<b>Total for Mono County Account 310</b>						\$ 24,105.94	\$ 1,345,609.96	

**JUNE LAKE FIRE PROTECTION DISTRICT**  
**Account QuickReport**  
 July 2024 - June 2025

Date	Transaction Type	Name	Memo/Description	Account	Amount	Balance
		<b>1010 Mitigation Account 311</b>				
		Beginning Balance				
09/30/2024	668645		PC-1Q 2024-25 Fire Mitigation Fees	Mono Co Acct 311	\$ 1,664.00	\$ 65,264.70
09/30/2024	674785		PC-1Q 2024-25 Interest Apportionment	Mono Co Acct 311	\$ 620.32	\$ 66,928.70
12/31/2024	681697		PC-2Q 2024-25 Fire Mitigation Fees	Mono Co Acct 311	\$ 832.00	\$ 67,549.02
					<u>\$ 3,116.32</u>	\$ 68,381.02
		<b>Total for 1010 Mitigation Account 311</b>				



JUNE LAKE FIRE PROTECTION DIST  
 PO BOX 144  
 JUNE LAKE CA 93529-0144

**Business Statement**

Account Number: [REDACTED]  
 Statement Period:  
 Mar 3, 2025  
 through  
 Mar 31, 2025

**INFORMATION YOU SHOULD KNOW**

**(CONTINUED)**

If you have any questions, you can call us at 800-673-3555. Our business bankers are here to help 8 a.m. to 8 p.m. CT Monday through Friday and 8 a.m. to 6:30 p.m. CT on Saturday. We accept relay calls. Or, schedule an appointment at [usb.com/book](http://usb.com/book) to speak with a banker in person, by phone or virtually.

**U.S. BANK SILVER - BUSINESS CHECKING**

**Member FDIC**

U.S. Bank National Association

Account Number [REDACTED]

**Account Summary**

	# Items	\$		Number of Days in Statement Period	
Beginning Balance on Mar 3		\$ 57,984.53			31
Customer Deposits	2	6,785.00			
Other Withdrawals	6	6,297.66-			
Checks Paid	27	22,448.09-			
<b>Ending Balance on Mar 31, 2025</b>		<b>\$ 36,023.78</b>			

**Customer Deposits**

Number	Date	Ref Number	Amount	Number	Date	Ref Number	Amount
	Mar 14	[REDACTED]	700.00		Mar 14	[REDACTED]	6,085.00
<b>Total Customer Deposits</b>							<b>\$ 6,785.00</b>

**Other Withdrawals**

Date	Description of Transaction	To	Ref Number	Amount
Mar 4	Electronic Withdrawal	To INTUIT [REDACTED]	[REDACTED]	\$ 819.99-
Mar 4	Electronic Withdrawal	To INTUIT [REDACTED]	[REDACTED]	820.00-
Mar 4	Electronic Withdrawal	To INTUIT [REDACTED]	[REDACTED]	2,553.65-
Mar 13	Electronic Withdrawal	To PAYROLL [REDACTED]	[REDACTED]	181.29-
Mar 14	Analysis Service Charge	[REDACTED] TAX [REDACTED]	[REDACTED]	17.95-
Mar 14	Electronic Withdrawal	To IRS [REDACTED]	[REDACTED]	1,904.78-
<b>Total Other Withdrawals</b>				<b>\$ 6,297.66-</b>

**Checks Presented Conventionally**

Check	Date	Ref Number	Amount	Check	Date	Ref Number	Amount
6929	Mar 6	[REDACTED]	240.11	7028	Mar 18	[REDACTED]	735.00
6983*	Mar 10	[REDACTED]	1,620.00	7029	Mar 12	[REDACTED]	399.00
7006*	Mar 18	[REDACTED]	735.00	7030	Mar 13	[REDACTED]	75.65
7012*	Mar 25	[REDACTED]	2,171.09	7031	Mar 18	[REDACTED]	161.99
7013	Mar 25	[REDACTED]	3,200.97	7032	Mar 13	[REDACTED]	395.59
7019*	Mar 4	[REDACTED]	650.00	7033	Mar 12	[REDACTED]	205.00
7020	Mar 18	[REDACTED]	735.00	7034	Mar 14	[REDACTED]	4,898.60
7021	Mar 11	[REDACTED]	147.76	7035	Mar 17	[REDACTED]	84.24
7022	Mar 3	[REDACTED]	1,228.49	7037*	Mar 26	[REDACTED]	138.26
7023	Mar 6	[REDACTED]	712.81	7040*	Mar 21	[REDACTED]	24.46
7024	Mar 12	[REDACTED]	525.86	7041	Mar 21	[REDACTED]	1,260.00
7025	Mar 12	[REDACTED]	564.72	7042	Mar 27	[REDACTED]	584.86
7026	Mar 12	[REDACTED]	139.48	7044*	Mar 21	[REDACTED]	800.00
7027	Mar 12	[REDACTED]	14.15				

\* Gap in check sequence

**Conventional Checks Paid (27) \$ 22,448.09-**

**Balance Summary**

Date	Ending Balance	Date	Ending Balance	Date	Ending Balance
Mar 3	56,756.04	Mar 10	49,339.48	Mar 13	46,690.98
Mar 4	51,912.40	Mar 11	49,191.72	Mar 14	46,654.65
Mar 6	50,959.48	Mar 12	47,343.51	Mar 17	46,570.41



JUNE LAKE FIRE PROTECTION DIST  
 PO BOX 144  
 JUNE LAKE CA 93529-0144

**Business Statement**

Account Number: [REDACTED]  
 Statement Period:  
 Mar 3, 2025  
 through  
 Mar 31, 2025

**U.S. BANK SILVER - BUSINESS CHECKING**

**(CONTINUED)**

U.S. Bank National Association

Account Number [REDACTED]

**Balance Summary (continued)**

<i>Date</i>	<i>Ending Balance</i>	<i>Date</i>	<i>Ending Balance</i>	<i>Date</i>	<i>Ending Balance</i>
Mar 18	44,203.42	Mar 25	36,746.90	Mar 27	36,023.78
Mar 21	42,118.96	Mar 26	36,608.64		

Balances only appear for days reflecting change.

**ANALYSIS SERVICE CHARGE DETAIL**

Account Analysis Activity for: February 2025

Account Number:	[REDACTED]	\$	17.95
Account Number:	[REDACTED]	\$	0.00
Analysis Service Charge assessed to	[REDACTED]	\$	17.95

**Service Activity Detail for Account Number [REDACTED]**

<i>Service</i>	<i>Volume</i>	<i>Avg Unit Price</i>	<i>Total Charge</i>
<b>Depository Services</b>			
Combined Transactions/Items	29		No Charge
Subtotal: Depository Services			0.00
<b>SinglePoint</b>			
SPE Pday Det & Sum Mo Maint	1	17.95000	17.95
SPE Previous Day per Item Det	29		No Charge
Subtotal: SinglePoint			17.95
Fee Based Service Charges for Account Number [REDACTED]			\$ 17.95

**Service Activity Detail for Account Number [REDACTED]**

<i>Service</i>	<i>Volume</i>	<i>Avg Unit Price</i>	<i>Total Charge</i>
<b>Depository Services</b>			
Combined Transactions/Items	3		No Charge
Image Paper DDA Statement	1		No Charge
Subtotal: Depository Services			0.00
Fee Based Service Charges for Account Number [REDACTED]			\$ 0.00



March 2025 Statement

Open Date: 02/14/2025 Closing Date: 03/13/2025

Account: [REDACTED]

U.S. Bank Visa® Community Card

JUNE LAKE FIRE PROTEC ([REDACTED])

Cardmember Service  
BUS 30 USB 1

1-866-485-4545  
9

<b>New Balance</b>	<b>\$8,533.46</b>
<b>Minimum Payment Due</b>	<b>\$8,533.46</b>
<b>Payment Due Date</b>	<b>04/10/2025</b>

Late Payment Warning: As a reminder, your card is a pay in full product. If we do not receive your payment in full by the date listed above, a fee of either 3.00% of the payment due or \$39.00 minimum, whichever is greater, will apply.

Activity Summary		
Previous Balance	+	\$4,898.60 <sup>3/6</sup>
Payments		\$0.00
Other Credits	-	\$60.37 <sup>CR</sup>
Purchases	+	\$3,548.28
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged	+	\$146.95
Interest Charged		\$0.00
<b>New Balance</b>	=	<b>\$8,533.46</b>
<b>Past Due</b>		<b>\$4,898.00</b>
<b>Minimum Payment Due</b>		<b>\$8,533.46</b>
Credit Line		\$10,000.00
Available Credit		\$1,466.54
Days in Billing Period		28

RECEIVED

MAR 24 2025

Initial: RB

3,634.86 Due

Payment Options:



Mail payment coupon with a check



Pay online at usbank.com



Pay by phone 1-866-485-4545



Pay at your local U.S. Bank branch

Please detach and send coupon with check payable to: U.S. Bank

CPN 002524391



Important Messages

Paying Interest: You have a 24 to 30 day interest-free period for Purchases provided you have paid your previous balance in full by the Payment Due Date shown on your monthly Account statement. In order to avoid additional INTEREST CHARGES on Purchases, you must pay your new balance in full by the Payment Due Date shown on the front of your monthly Account statement.

There is no interest-free period for transactions that post to the Account as Advances or Balance Transfers except as provided in any Offer Materials. Those transactions are subject to interest from the date they post to the Account until the date they are paid in full.

The minimum payment includes a past due amount which is payable immediately upon receipt of this statement. If this amount has already been mailed, please disregard this notice. If you cannot immediately forward this past due amount, please contact our collection department at 1-877-838-4347 to make other suitable arrangements for payment.

Skip the mailbox. Switch to e-statements and securely access your statements online. Get started at usbank.com/login.

Transactions BALDWIN, JULIA Credit Limit \$10000

Table with columns: Post Date, Trans Date, Ref #, Transaction Description, Amount, Notation. Includes sub-header 'Purchases and Other Debits' and rows for Office Depot, Intuit, and Home Depot.

Transactions JOYCE, STEVE Credit Limit \$10000

Table with columns: Post Date, Trans Date, Ref #, Transaction Description, Amount, Notation. Includes sub-header 'Other Credits' and 'Purchases and Other Debits' with rows for High Country Lumber, T-Bar Social Club, and various other purchases.



March 2025 Statement 02/14/2025 - 03/13/2025

Page 3 of 4

JUNE LAKE FIRE PROTEC (██████████)

Cardmember Service ☎ 1-866-485-4545

**Transactions** HODGES, PETER Credit Limit \$5000

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
<b>Purchases and Other Debits</b>					
03/13	03/12	6404	AMAZON MKTPL*5A4HT0VL3 Amzn.com/bill WA <i>RADIOS</i>	\$321.72	
<b>Total for Account 4798 5316 3953 2532</b>				<b>\$321.72</b>	

**Transactions** BILLING ACCOUNT ACTIVITY

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
<b>Fees</b>					
03/10	03/10		LATE FEE - PAYMENT DUE ON 03/10	\$146.95	
<b>TOTAL FEES FOR THIS PERIOD</b>				<b>\$146.95</b>	
<b>Total for Account 4798 5316 3933 9508</b>				<b>\$146.95</b>	

2025 Totals Year-to-Date	
Total Fees Charged in 2025	\$146.95
Total Interest Charged in 2025	\$0.00

**Interest Charge Calculation**

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

\*\*APR for current and future transactions.

Balance Type	Balance By Type	Balance Subject to Interest Rate	Variable	Interest Charge	Annual Percentage Rate	Expires with Statement
**BALANCE TRANSFER	\$0.00	\$0.00		\$0.00	0.00%	
**PURCHASES	\$8,533.46	\$6,589.51		\$0.00	0.00%	
**ADVANCES	\$0.00	\$0.00		\$0.00	0.00%	

Statement for the Period February 1, 2025 to February 28, 2025  
 JUNE LAKE FIRE PROTECTION DISTRICT - Unincorporated Assn  
 Account Number: [REDACTED]



## Account Overview

	Current Period	Year-to-Date
<b>CHANGE IN ACCOUNT VALUE</b>		
BEGINNING VALUE	\$647,851.11	\$648,625.75
Additions and Withdrawals	\$0.00	\$0.00
Misc. & Corporate Actions	\$0.00	\$0.00
Income	\$523.77	\$1,049.96
Taxes, Fees and Expenses	\$0.00	(\$2.00)
Change in Value	\$15.10	(\$1,283.73)
ENDING VALUE (AS OF 02/28/25)	\$648,389.98	\$648,389.98
Total Accrued Interest	\$5,701.36	
<b>Ending Value with Accrued Interest</b>	<b>\$654,091.34</b>	

Refer to Miscellaneous Footnotes for more information on Change in Value.

	Current Period	Year-to-Date
<b>INCOME</b>		
TAXABLE		
Taxable Interest	\$523.77	\$1,049.96
<b>TOTAL TAXABLE</b>	<b>\$523.77</b>	<b>\$1,049.96</b>
<b>TOTAL INCOME</b>	<b>\$523.77</b>	<b>\$1,049.96</b>

Taxable income is determined based on information available to NFS at the time the statement was prepared, and is subject to change. Final information on taxation of interest and dividends is available on Form 1099-Div, which is mailed in February of the subsequent year.

	Current Period	Year-to-Date
<b>TAXES, FEES AND EXPENSES</b>		
Account Fees	\$0.00	(\$2.00)
<b>TOTAL TAXES, FEES AND EXPENSES</b>	<b>\$0.00</b>	<b>(\$2.00)</b>

## ACCOUNT ALLOCATION

Bank Deposits 0.3%

CDs 99.7%

	Percent	Prior Period	Current Period
Bank Deposits	0.3 %	\$1,644.77	\$2,168.54
CDs	99.7	\$646,206.34	\$646,221.44
<b>TOTAL</b>	<b>100.0 %</b>	<b>\$647,851.11</b>	<b>\$648,389.98</b>

Account Allocation shows the percentage that each asset class represents of your total account value. Account Allocation for equities, fixed income, and other categories may include mutual funds and may be net of short positions. NFS has made assumptions concerning how certain mutual funds are allocated. Closed-end mutual funds and Exchange Traded Products (ETPs) listed on an exchange may be included in the equity allocation. The chart may not reflect your actual portfolio allocation. Consult your broker/dealer prior to making investment decisions.

# JUNE LAKE FIRE PROTECTION DISTRICT

## Budget vs. Actual 2024-25

July 2024 - June 2025

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
<b>Income</b>			
4000 First Responder Income	16,085.00	10,000.00	6,085.00
4100 Rent (PUD)	7,000.00	8,400.00	-1,400.00
4200 Snow Removal PUD	350.00	0.00	350.00
4300 Interest	11,824.61	15,000.00	-3,175.39
4301 Investment Interest	15,278.84		15,278.84
4350 Mitigation Fees Collected	2,496.00	2,000.00	496.00
4400 Mitigation Interest	620.32	1,000.00	-379.68
4450 Taxes, Secured & Unsecured	377,281.33	480,000.00	-102,718.67
<b>Total Income</b>	<b>\$430,936.10</b>	<b>\$516,400.00</b>	<b>\$ -85,463.90</b>
<b>GROSS PROFIT</b>	<b>\$430,936.10</b>	<b>\$516,400.00</b>	<b>\$ -85,463.90</b>
<b>Expenses</b>			
<b>5100 Insurance</b>			
5110 Workers Comp	923.00	11,000.00	-10,077.00
5120 General Liability, Auto, E&O	51,311.01	75,000.00	-23,688.99
<b>Total 5100 Insurance</b>	<b>52,234.01</b>	<b>86,000.00</b>	<b>-33,765.99</b>
<b>5200 Professional Fees</b>			
5200 Professional Fees	8,627.50	15,000.00	-6,372.50
5210 Accounting		1,000.00	-1,000.00
5220 Legal Fees	1,545.00	2,000.00	-455.00
5250 County Admin. Fee		12,000.00	-12,000.00
<b>Total 5200 Professional Fees</b>	<b>10,172.50</b>	<b>30,000.00</b>	<b>-19,827.50</b>
<b>5400 Utilities</b>			
5410 Cable/Internet/Phone	4,589.04	5,500.00	-910.96
5420 Electricity	7,638.07	11,000.00	-3,361.93
5430 Propane	5,692.77	8,000.00	-2,307.23
5440 Trash Disposal	3,011.70	3,300.00	-288.30
<b>Total 5400 Utilities</b>	<b>20,931.58</b>	<b>27,800.00</b>	<b>-6,868.42</b>
<b>5500 Administrative</b>			
5510 Dues, Subscriptions & Fees	9,393.57	8,000.00	1,393.57
5520 Postage and Delivery	146.00	300.00	-154.00
5530 Printing and Reproduction	24.46	0.00	24.46
5540 Office Supplies	2,988.89	2,000.00	988.89
5550 Audit	7,270.00	7,500.00	-230.00
5560 Computer	164.98	2,000.00	-1,835.02
5570 Solid Waste Fee	163.67	171.00	-7.33
<b>Total 5500 Administrative</b>	<b>20,151.57</b>	<b>19,971.00</b>	<b>180.57</b>
5610 Capital Outlays	49,700.00		49,700.00
5650 Equipment-All	17,197.58	50,000.00	-32,802.42
<b>5700 Operational expenses</b>			
5710 Equip Repairs/Maint	38,711.04	35,000.00	3,711.04
5720 Building Maintenance	14,225.90	50,000.00	-35,774.10
5730 Gasoline & Fuel	6,293.23	6,500.00	-206.77
5740 Household	1,022.23	3,000.00	-1,977.77

		TOTAL	
	ACTUAL	BUDGET	OVER BUDGET
5760 Snow Removal	1,650.00	6,500.00	-4,850.00
<b>Total 5700 Operational expenses</b>	<b>61,902.40</b>	<b>101,000.00</b>	<b>-39,097.60</b>
5800 Personnel			
5805 Taxes	8,881.15	8,000.00	881.15
5810 Salaries & Wages	100,443.14	100,000.00	443.14
5820 Director Fees		3,000.00	-3,000.00
5830 Fitness	7,700.00	7,000.00	700.00
5840 Personnel-Expense	404.79	600.00	-195.21
<b>Total 5800 Personnel</b>	<b>117,429.08</b>	<b>118,600.00</b>	<b>-1,170.92</b>
5900 Training	4,560.40	10,000.00	-5,439.60
5950 Uniforms	2,557.71	4,000.00	-1,442.29
Reimbursements	10.56		10.56
<b>Total Expenses</b>	<b>\$356,847.39</b>	<b>\$447,371.00</b>	<b>\$ -90,523.61</b>
NET OPERATING INCOME	<b>\$74,088.71</b>	<b>\$69,029.00</b>	<b>\$5,059.71</b>
Other Income			
4600 Unrealized Gain/Loss	632.49		632.49
<b>Total Other Income</b>	<b>\$632.49</b>	<b>\$0.00</b>	<b>\$632.49</b>
NET OTHER INCOME	<b>\$632.49</b>	<b>\$0.00</b>	<b>\$632.49</b>
NET INCOME	<b>\$74,721.20</b>	<b>\$69,029.00</b>	<b>\$5,692.20</b>

## PREMIUM SUMMARY

**NOTE:** This proposal is prepared from information supplied to us on the application submitted by you or your insurance broker. It may or may not contain all terms requested on the application. Please review carefully and let us know if any additional information is required. In addition, this proposal may contain unintentional errors or omissions. We encourage you to bring them to our attention for review. This proposal does not amend, or otherwise affect or alter, the provisions of coverage provided. This proposal does not guarantee coverage for specific claims or losses under the policy. The availability of coverage depends on the JPRIMA Memorandum of Coverage (MOC) and is subject to its terms and conditions, the facts surrounding any potential claims, and relevant legal requirements. A specimen MOC is available for your review, as is the JPRIMA Member Agreement. Enrollment in the JPRIMA requires execution of the JPRIMA Member Agreement as well as membership in the California Association of Mutual Water Companies (Cal Mutuals).

SECTION	COVERAGE		PREMIUM
1	<b>PROPERTY</b> (Including Equipment Breakdown, if granted)	\$	12,069.00
2	<b>INLAND MARINE</b>	\$	280.00
3	<b>COMMERCIAL CRIME</b> (Including Faithful Performance, if granted)	\$	915.00
4	<b>COMMERCIAL GENERAL LIABILITY</b> (Including Professional Healthcare Liability, if granted)	\$	28,031.00
5	<b>PUBLIC OFFICIALS &amp; MANAGEMENT LIABILITY</b> (Including Wrongful Acts, Employment Practices, or Employee Benefits, if granted)	\$	22,983.00
6	<b>BUSINESS AUTO</b>	\$	4,994.00
7	<b>COMMERCIAL EXCESS LIABILITY</b> (Including Commercial General Liability, Wrongful Acts, Employment Practices, Employee Benefits, Business Auto, and Employers Liability, if granted)	\$	7,544.00
	<b>MEMBER CONTRIBUTION</b> (excludes state-imposed taxes, surcharges, and fees)	\$	76,816.00
	<b>JPRIMA ADMINISTRATION FEES</b>	\$	7,782.00
	<b>TOTAL AMOUNT DUE*</b>	\$	84,598.00

\*Payment is due within 30 days of the effective date.

### NOTES:

The JPRIMA MOC has a common anniversary date of April 1.  
Terrorism Coverage is automatically included for Property, General Liability and Excess in most regions of CA.

Please see subjectivities on page 19 of proposal.

MEMBER: June Lake Fire Protection District  
EFFECTIVE DATE: 4/1/2025

**DISCLAIMER:** Actual coverage is subject to the language of the policies as issued.  
Your issued policy may contain limits, exclusions, and limitations that are not detailed in this proposal.



# CYBER LIABILITY & NETWORK SECURITY PROPOSAL

SPECIALIZED PRODUCT FOR WATER-RELATED ENTITIES: APRIL 1<sup>ST</sup> MASTER POLICY ANNIVERSARY DATE  
(PRICING WILL BE PRO-RATED TO COINCIDE WITH THE POLICY PERIOD NOTED BELOW)

**APPLICANT:** June Lake Fire Protection District

**POLICY PERIOD:** 04/01/2025 to 04/01/2026 (12:01am PST)

**ANNUAL REVENUE:** \$500,000

**INSURER:** Associated Industries Insurance Company, Inc.  
<https://amtrustfinancial.com/>  
A.M. Best Rating: A-XV (Excellent)

**FORM:** Claims Made and Reported  
Defenses Costs Inside the Limit  
Duty to Defend

**LIMITS:** \$1,000,000 (per cyber event)  
\$20,000,000 (policy aggregate)  
180 Days Business Interruption Period of Restoration (subject to 24 hours waiting period)  
180 Days Business Interruption from Suppliers Period of Restoration (subject to 24 hours waiting period)

MASTER POLICY WITH SEPARATE LIMITS PER INSURED WITH A \$20,000,000 SHARED POLICY AGGREGATE FOR EACH TWELVE-MONTH POLICY PERIOD. INSURER WILL OFFER A ONE-TIME REINSTATEMENT OF AGGREGATE LIMIT FOR AN ADDITIONAL PREMIUM SHOULD THERE BE AN EXHAUSTION OF AGGREGATE LIMITS. NONADMITTED PROPOSAL.

<b>COVERAGE:</b>	<b>Direct Loss to Insured</b>	<b>Limit</b>	<b>Loss Brought Against Insured</b>	<b>Limit</b>
	Ransom Payment	\$1,000,000	Privacy and Network Security	\$1,000,000
	Data and System Recovery	\$1,000,000	Regulatory Fines and Penalties	\$1,000,000
	Business Interruption	\$1,000,000	Payment Card	\$1,000,000
	Reputation Harm	\$1,000,000		\$1,000,000
	Cyber Event	\$1,000,000		
	Business Interruption from Suppliers	\$ 500,000		
	Bricking Costs	\$ 50,000		
	Proof of Loss	\$ 50,000		
	Crypto Jacking	\$ 50,000		

**ENHANCEMENT:** Moonlighting Activities of State Based Actors

**RETENTION:** \$ 5,000 per incident

**CONDITION & TERMS:** As per Policy Wording (refer to attached specimen policy)

**PREMIUM:**

\$	\$1,400.00	Annualized Premium
\$	\$49.93	Surplus Lines Taxes & Stamping Fee (3.18%)
\$	\$100.00	Fully Earned Surplus Lines Filing Fee
\$	\$70.00	JPRIMA Administrative Fee
\$	<b>\$1,619.93</b>	<b>Total Cost Due*</b>

\*Annualized cost, which will be pro-rated to 100% minimum earned premium.

- REQUIREMENTS:**
- Completed and Signed Application.
  - Completed SL-2 and D1 Forms (please complete as instructed in the sample)
  - Heightened Patching (we recommend *Alvaka Networks*) <https://www.alvaka.net/patchworx/>)
  - \$1,000,000 ransomware limit requires 'YES' answers as follows:
    - Under \$1M (Question #1)
    - Between \$1-5M (Questions #1 through 5)
    - Over \$5M (Questions #1 through 5)
  - \$50,000 ransomware limit will be provided to enrolled insureds that answer 'NO' to any of the foregoing questions.

**DISCLAIMER:** Coverage offered on a claims-made basis with loss adjustment expenses included within the available limit of insurance. Any loss adjustment expenses paid under this coverage will reduce the available limit of insurance and may exhaust it completely. Actual coverage is subject to the language of the policies as issued. Your issued policy may contain limits, exclusions, and limitations that are not in this proposal or differ from the specimen policy.

ADDENDUM TO RENTAL AGREEMENT  
FOR SPACE AT STATION 1, LOCATED AT 2380 HIGHWAY 158, JUNE LAKE, CA

THE ITEMS STATED HEREIN SHALL SUPERSEDE ANY STATEMENTS IN CONFLICT WITH THE TERMS AND CONDITIONS AS STATED IN THE ORIGINAL AGREEMENT ATTACHED HERETO.

1. RENTER, JUNE LAKE PUBLIC UTILITY DISTRICT, WILL PAY OWNER, JUNE LAKE FIRE PROTECTION DISTRICT, **\$700.00** PER MONTH.
2. ELECTRICITY, TRASH, AND SNOW REMOVAL IS INCLUDED.
3. AT THE DISCRETION OF THE OWNER, RENTER WILL BE RESPONSIBLE FOR 33% OF THE SNOW REMOVAL EXPENSES THAT EXCEED THE BUDGETED AMOUNT. IF AN ADDITIONAL AMOUNT IS OWED, RENTER WILL BE BILLED AT END OF FISCAL YEAR.
4. RENTER WILL CONTINUE TO PAY PROPANE EXPENSES.
5. RENTER AND OWNER WILL HAVE SEPARATE INTERNET PROVIDER ACCOUNTS.
6. THE RENTAL AGREEMENT WILL BE REVIEWED ON A YEARLY BASIS.
7. THE EFFECTIVE DATE OF THIS AGREEMENT SHALL BE **AUGUST 1, 2023**.

OWNER:



Ian Fettes, Commissioner/  
2023 President  
June Lake Fire Protection District



Rebecca Buccowich, Secretary

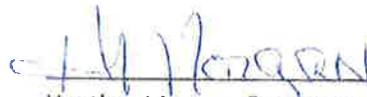
Date:

July 11, 2023

RENTER:



Jerry Hallum, Board President  
June Lake Public Utility District



Heather Morgan, Secretary

Date:

10/18/2023

RENTAL AGREEMENT

THE JUNE LAKE FIRE PROTECTION DISTRICT, HEREINAFTER REFERRED TO AS FIRE DISTRICT, OR OWNER, DOES HEREBY AGREE TO RENT TO THE JUNE LAKE PUBLIC UTILITY DISTRICT, HEREINAFTER REFERRED TO AS UTILITY DISTRICT OR RENTER, THAT AREA COMPRISING APPROXIMATELY THE SOUTHWEST QUARTER OF THE SECOND FLOOR OF THE JUNE LAKE FIRE STATION, SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. RENTER WILL PAY OWNER RENT IN THE AMOUNT OF ONE HUNDRED DOLLARS (\$100.00) PER MONTH;
2. RENT SHALL BECOME DUE ON THE FIRST DAY OF EACH MONTH AND SHALL BE PAYABLE IN ADVANCE;
3. RENTER WILL ENCLOSE AND MAKE SECURE THE AREA TO BE RENTED AND MAKE SUCH OTHER NECESSARY IMPROVEMENTS AS MAY BE REQUIRED BY RENTER TO ATTAIN MAXIMUM UTILIZATION OF SAID AREA;
4. ALL COSTS INCURRED BY RENTER IN THE CONSTRUCTION, ACQUISITION AND INSTALLATION OF ALL SUCH IMPROVEMENTS SHALL BE REIMBURSEABLE TO THE RENTER BY THE OWNER AS CREDIT TOWARD FUTURE RENT;
5. AT THE CLOSE OF EACH FISCAL YEAR THE UTILITY DISTRICT AUDITORS SHALL PREPARE A STATEMENT OF VERIFICATION SHOWING ALL PAYMENTS, EXPENDITURES AND CREDITS TOWARD RENT AS STATED HEREIN ABOVE;
6. TITLE TO ALL PERMANENT IMPROVEMENTS SO ACQUIRED SHALL BE VESTED IN OWNER;

RENTAL AGREEMENT

7. RENTER WILL MAKE ARRANGEMENTS AND PAY THE COSTS THEREFORE TO SUPPLY FUEL FOR HEATING THE AREA TO BE RENTED. OWNER WILL PAY ALL OTHER UTILITIES;

8. THE EFFECTIVE DATE OF THIS AGREEMENT SHALL BE OCTOBER 1 ST., 1974.

IT IS FURTHER AGREED BY THE FIRE DISTRICT AND THE UTILITY DISTRICT THAT THIS AGREEMENT SHALL CONTINUE IN FORCE UNTIL RESCINDED OR MODIFIED BY THE MUTUAL ACTION OF BOTH BOARDS.

OWNER:

RENTER:

JUNE LAKE FIRE PROTECTION DISTRICT

JUNE LAKE PUBLIC UTILITY DISTRICT

by Howard K. Green  
Howard K. Green, Fire Commission  
(Chairman)

by Thomas A. Moss  
Thomas A. Moss, Vice President

ATTEST: Fred Gidney  
Fred Gidney, Secretary

ATTEST: Shirlee L. Anderson  
Shirlee L. Anderson, Secretary

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

(seal)

(seal)

ADDENDUM TO RENTAL AGREEMENT

THE ITEMS STATED HEREIN SHALL SUPERSEDE ANY STATEMENTS IN CONFLICT WITH THE TERMS AND CONDITIONS AS STATED IN THE ORIGINAL AGREEMENT ATTACHED HERETO.

1. THE UTILITY DISTRICT SHALL PAY A PROPORTIONAL FAIR SHARE OF THE CHARGES FOR ELECTRICITY TO THE FIRE DISTRICT.
2. THE UTILITY DISTRICT AGREES TO PAY ONE-THIRD OF THE SNOW REMOVAL COSTS INCURRED BY THE FIRE DISTRICT INCIDENTAL TO ACCESS TO THE JUNE LAKE FIRE STATION AND PARKING AREA.
3. THE EFFECTIVE DATE OF THIS AGREEMENT SHALL BE DECEMBER 1, 1974.
4. THE SOUTHWEST QUARTER OF THE SECOND FLOOR OF THE JUNE LAKE FIRE STATION SHALL BE DESCRIBED AS THAT AREA BETWEEN THE EXISTING OFFICE AND THE REAR WALL OF THE BUILDING (LESS HALL SPACE) AND EXTENDING FROM THE OUTSIDE DOOR TO THE CENTER OF THE STRUCTURE OR AN AREA APPROXIMATELY TWENTY AND ONE-HALF FEET BY TWENTY THREE AND ONE-HALF FEET. (LESS THE AREA OCCUPIED BY THE HOSE TOWER.)
5. OWNER AGREES THAT RENTER SHALL HAVE ACCESS TO THE BATHROOM FACILITIES ADJACENT THERETO AT ALL TIMES.

6. FIRE DISTRICT WILL HAVE RIGHT OF APPROVAL OF PLANS. PLANS AND CONSTRUCTION WILL COMPLY WITH MONO COUNTY BUILDING DEPARTMENT CODES.
7. RENTER WILL CARRY APPROPRIATE LIABILITY INSURANCE, WITH FIRE DISTRICT BEING NAMED AS ADDITIONAL INSURED. UTILITY DISTRICT WILL HOLD HARMLESS THE FIRE DISTRICT REGARDING ANY EQUIPMENT OR FURNISHINGS PLACED IN THE AREA OCCUPIED BY RENTER.



commercial property lease rate in mammoth lakes california

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◆ AI Overview

In Mammoth Lakes, CA, commercial lease rates vary by location, with Main Street generally commanding higher rents than Old Mammoth Road, around \$2.25 per square foot per month and \$1.50 per square foot per month respectively, using a modified gross lease. [↗](#)

Here's a more detailed breakdown:

**Main Street:**

Rents are higher due to the standalone buildings and specialized tenants, averaging around \$2.25 per square foot per month. [↗](#)

**Old Mammoth Road:**

Lease rates are generally lower, around \$1.50 per square foot per month, using a modified gross lease. [↗](#)

◆ AI Overview

In California, commercial rent increases are generally not subject to statewide rent control, meaning landlords can raise rent as they see fit, as long as it's outlined in the lease agreement. However, new laws effective January 1, 2025, provide some protections for certain "Qualified Commercial Tenants" (QCTs) regarding rent increases and other matters. [↗](#)

Here's a breakdown of the key points:

**1. No Statewide Rent Control for Commercial Properties:**

- California does not have statewide rent control for commercial properties, meaning landlords can generally increase rent as much as they want at the end of a lease or if the lease allows for it.
- Local ordinances may exist in some cities, so it's important to check with your local government. [↗](#)

## ◆ AI Overview

In Mono County, California, commercial rent increases for "qualified commercial tenants" (microenterprises, restaurants with fewer than 10 employees, or nonprofits with fewer than 20 employees) are subject to new rules, including required notice periods and limitations on rent increases, as outlined in California Senate Bill 1103, effective January 1, 2025. [↗](#)

Here's a breakdown of the key changes:

### 1. Qualified Commercial Tenants:

#### Definition:

A "qualified commercial tenant" includes microenterprises, restaurants with fewer than 10 employees, or nonprofits with fewer than 20 employees.

#### Notice Requirement:

Landlords must be notified by the tenant that they are a qualified commercial tenant and provide a self-attestation regarding the number of employees.

#### Lease Execution:

The tenant must provide the notice and self-attestation before or upon lease execution, and annually thereafter, unless the tenancy is from week to week, month to month, or other period less than a month. [↗](#)

### 2. Rent Increase Limitations and Notice Periods:

#### Rent Increases of 10% or Less:

Landlords must provide at least 30 days' notice before the effective date of any rental increase of 10% or less. [↗](#)

#### Rent Increases Over 10%:

Landlords must provide at least 90 days' notice for rent increases exceeding 10% of the rent charged during the prior 12 months. [↗](#)

#### Month-to-Month Tenancies:

For month-to-month tenancies, landlords must provide at least 30 days' notice to terminate without fault if the qualified commercial tenant has occupied the premises for less than one year. [↗](#)

## ◆ AI Overview

In Mammoth Lakes, CA (Mono County), **commercial rent increases for governments** are subject to specific rules starting January 1, 2025, including a 90-day notice requirement for increases exceeding 10% and a 30-day notice for those under 10%. [↗](#)

Here's a more detailed breakdown:

### **New Regulations:**

California's Commercial Tenant Protection Act, effective January 1, 2025, introduces new regulations for commercial tenants, including those that are microenterprises, restaurants, and nonprofits. [↗](#)

### **Notice Requirements:**

- **Rent Increases Over 10%:** Landlords must provide at least 90 days' notice to qualified commercial tenants of any rent increase exceeding 10% of the rent charged during the previous 12 months. [↗](#)
- **Rent Increases Under 10%:** For rent increases of 10% or less, landlords must provide at least 30 days' notice. [↗](#)

### **Qualified Commercial Tenants:**

The act defines qualified commercial tenants as:

- Microenterprises with five or fewer employees. [↗](#)
- Restaurants with fewer than 10 employees. [↗](#)
- Nonprofits with fewer than 20 employees. [↗](#)

### **Lease Agreements:**

Landlords must provide qualified commercial tenants with supporting documentation for building operating costs and ensure that these costs are allocated proportionately per tenant. [↗](#)

### **Additional Protections:**

The act also includes provisions related to security deposits, common area maintenance fees, and the requirement that landlords provide notice that supporting documentation for building operating costs may be inspected within 30 days of a request from a qualified commercial tenant. [↗](#)

## Current CD Rates from Mark Edelman

Hi Juli!

Yes, you have a \$244k BMO Ban 4.80% 5/9/25 coming off the books.

Pretty much all the 2-year – 3-year non-callable rates are at 4.00%.

It looks like we could aim for a 2-year CD 4/2027 to continue to the ladder. Or we can break it up into 2-year and 2.5 year if you wanted.

You currently own:

\$145k DMB Bank 4.25% 2/9/26

\$129k Goldman Sachs Bank 4% 6/24/26

\$129k Cross River Bank 4.00% 10/2/26

Thanks,  
Mark

Carpet Bid from Chewy's brother through Chris J.

Carpet Job

Living Room

Downstairs Living Room

Upstairs Two Rooms

Two

living rooms

Entry ABT Plains waterproof in base

One Living Room

For Everything carpet and paad labor Prep Take up moving Furniture  
S 8672 thank You Very Much