



LLD COMMISSION

September 03, 2026 at 2:00 PM

Greenhorn Members Lounge - 711 McCauley Ranch Rd, Angels
Camp, CA 95222

MINUTES

In person public attendance will be available with limited seating. Seats are available on a first come, first served basis. Members of the public shall have the right to observe and offer public comment at the appropriate time.

THE LLD COMMISSION appreciates your interest and encourages your participation. The commission meets every first Thursday at 2pm of each month.

The numerical order of the items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Chair or Commission Members. All questions shall be directed to the Chair who, at his/her discretion, will refer to Staff.

Appeals: Any decisions of the LLD Commission may be appealed to the City Council within 10 days of the decision, by submitting a written request and applicable fee to Angels Camp City Hall.

Chair Tom Wrightson | **Vice Chair** Stephen Archer

Commissioners Stephen Archer, Peter Hooberman, Ray Romero, Stephen Wilcox, Jim Dinwiddie, Tom Wrightson, Jim Briner

City Clerk Haley Bugarin

2:00 PM REGULAR MEETING

1. ROLL CALL:

PRESENT: Stephen Archer, Peter Hooberman, Ray Romero, Stephen Wilcox, Jim Dinwiddie, Jim Briner

ABSENT: Tom Wrightson

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)

MOTION TO APPROVE AGENDA AS POSTED BY COMMISSIONER DINWIDDIE, SECONDED BY COMMISSIONER ARCHER. PASSED: 7-0

4. APPROVAL OF MINUTES

A. Approval of Minutes from AUGUST 5, 2026

MOTION TO APPROVE AUGUST 5, 2026 MEETING MINUTES BY COMMISSIONER DINWIDDIE, SECONDED BY COUNCIL MEMBER ROMERO. PASSED: 7-0

5. PUBLIC COMMENT

Any land use item of interest to the public that is within the subject matter jurisdiction of the Commission and is not posted on the Consent or Regular agendas may be addressed during the

Public Comment period. California law prohibits the Commission from taking action on any matter which is not posted on the agenda unless it is determined to be an emergency by the Commission. Five minutes per person.

6. LLD COMMISSION BUSINESS

- A.** Monthly Financial Review for August 2026 - Haley Bugarin, City Clerk

NOTES: AUGUST 2026 LEDGER. NOT AVAILABLE AT THIS TIME. WILL BRING BACK ON OCTOBER 3RD, 2026 MEETING.

- B. Discussion:** Establish Reserve Balance and Capacity Guidelines - Tom Wrightson, LLD Commission Chair

COMMISSION DISCUSSED THE CONCEPT OF A RESERVE BALANCE AND CAPACITY GUIDELINES. WILL REVISIT WHEN COMMISSION CHAIR RETURNS. TABLE CONVERSATION FOR NOW.

- C. Discussion:** Review and Update LLD Commission By-Laws - Tom Wrightson, LLD Commission Chair

COMMISSION DISCUSSED THE EXISTANCE OF LLD COMMISSION BY-LAWS. WILL REVISIT WHEN COMMISSION CHAIR RETURNS. TABLE CONVERSATION FOR NOW.

- D. Discussion:** Provide update on revisions to the SCI LLD/GHC Map - Stephen Wilcox, LLD Commissioner

UPDATE: COMMISSIONER WILCOX HAS BEEN WORKING ALONGSIDE SCI TO UPDATE LLD MAPS TO REFLECT ACTUAL PROPERTY LINES.

- E. Discussion:** Extra Maintenance Request Updates - Stephen Wilcox, LLD Commissioner

DISCUSSED EXTRA MAINTENANCE REQUESTS REGARDING LANDSCAPING AREAS IN "OPTIONAL SPACES."

- F. Discussion:** Additional Defensible Space/Tree Maintenance - Stephen Wilcox, LLD Commissioner

DISCUSSED ADDITIONAL DEFENSIBLE SPACE/TREE MAINTENANCE. NO MOTION WAS MADE.

- G. Agreement:** Review and provide feedback on the iWorq quote regarding maintenance and work request system for the LLD in replace of GoDaddy - Haley Bugarin, Administrative Services Officer

MOTION TO DECLINE THE IWORQ QUOTE BY COMMISSIONER DINWIDDIE, SECONDED BY COUNCIL MEMBER ROMERO. PASSED: 7-0

7. COMMITTEE REPORTS

8. ADJOURNMENT

MOTION TO ADJOURN MEETING AT 3:24PM BY COMMISSIONER ARCHER, SECONDED BY COMMISSION CHAIR DINWIDDIE. PASSED: 7-0

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at City Hall 209-736-2181. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II) Materials related to an item on this Agenda submitted to the City Council after distribution of the Agenda packet are available for public inspection at City Hall at 200 Monte Verda Street Ste. B, Angels Camp, CA 95222 during normal business hours. The Agenda is also available on line at www.angelscamp.gov.