

**CONEJO RECREATION AND PARK DISTRICT  
BOARD OF DIRECTORS  
REGULAR MEETING  
May 7, 2026  
6:00 PM  
HILLCREST CENTER  
M I N U T E S**

**1. CALL TO ORDER AND FLAG SALUTE**

Cusworth called the meeting to order at 6:00 p.m. and she led the flag salute.

**2. ROLL CALL**

Directors Present: Cusworth, Huffer, Nickles, and Orozco

Directors Absent: Buss

Staff Present: Friedl, General Manager; Mooney, Parks and Planning Director;  
Smith, Management Services Director; Callis, Recreation and  
Community Services Director; and Broeker, Executive Assistant

Staff Absent:

**3. SPECIAL PRESENTATIONS**

**Employee Service Awards**

Directors Callis, Director Mooney and General Manager Friedl introduced each staff member receiving an award and shared their accomplishments and highlights of their careers with the District.

Charleen Morla-Garcia	5 years
Rochelle Callis	10 years
Jesse Hair	10 years
Patrick Belavic	10 years
Michael Braff	15 years
Robert Nunes	30 years
Craig Welling	35 years (Not in attendance)

**Grounds Presentation**

Robert Nunes, Mike Byrne, Jesse Hair, Grounds & Maintenance Supervisors shared a presentation showcasing their staff, areas of responsibility for maintenance, and

processes for prioritizing work and inspections. Matt McNey spoke to the Board regarding Maintenance Management School. Nunes, Byrne, Hair, and McNey answered questions from the Board.

#### **4. ITEMS FROM THE PUBLIC**

Steve Woodward of Thousand Oaks spoke on his opposition to the proposed Conejo Creek West Master Plan.

Elizabeth Zernik, Treasurer at the Las Flores Community Garden, spoke on her opposition to the proposed Conejo Creek West Master Plan.

JoAnn Carvalho, President of the Las Flores Community Garden, spoke on her opposition for the proposed Conejo Creek West Master Plan.

Gerry Zucca of Thousand Oaks, spoke on his opposition for the proposed Conejo Creek West Master Plan.

Virgina Hankins of Thousand Oaks, spoke on her opposition for the proposed Conejo Creek West Master Plan.

Jeanette Welling, of Thousand Oaks, via written statement card, wrote her opposition for the proposed Conejo Creek West Master Plan.

Tina Frugoli, Thousand Oaks, spoke on her opposition for the proposed Conejo Creek West Master Plan.

Sharyn Henry, President of ETI Corral 37, spoke on her opposition for the proposed Conejo Creek West Master Plan. Henry read a statement from her daughter Raquel Brusher, sharing her opposition for the proposed Conejo Creek West Master Plan.

Tyler Lindberg of Thousand Oaks, spoke on his opposition for the proposed Conejo Creek West Master Plan.

Keri Monda of Thousand Oaks, spoke on her opposition for the proposed Conejo Creek West Master Plan.

Abigail Martinez of Thousand Oaks, spoke on her opposition for the proposed Conejo Creek West Master Plan.

Jonelle Shmolday of Thousand Oaks, spoke on her opposition for the proposed Conejo Creek West Master Plan.

Rosalynn Wilford of Thousand Oaks, via written statement card, wrote in for her opposition of the proposed Conejo Creek West Master Plan.

Ron Condon of Thousand Oaks, spoke on his opposition for the proposed Conejo Creek West Master Plan..

Andy Levitz and Sharon Miret shared concerns regarding rental areas, landscaping, and Art Gallery located at the Newbury Park Library.

Kevin Michaels of Thousand Oaks spoke on his opposition for the proposed Conejo Creek West Master Plan.

Diana Merville of Thousand Oaks, spoke on her opposition for the proposed Conejo Creek West Master Plan.

Kathy Ramos of Thousand Oaks, spoke on her opposition for the proposed Conejo Creek West Master Plan.

Break 8:22pm  
Resume 8:30pm

**5. APPROVAL OF THE AGENDA**

**It was moved by Huffer seconded by Orozco and carried 4-0 to approve the agenda as presented.**

**6. CONSENT CALENDAR**

**A. Approval of Minutes of April 16, 2026, Special Board Meeting**

**B. Approval of Warrants**

**Accounts Payable Check Registers \$1,667,885.04**

**Payroll \$1,151,000**

**It was moved by Orozco, seconded by Huffer, and carried 4-0 to approve the consent calendar.**

**7. DEFERRED MATTERS**

**A. Public Hearing Proposed Operating Budget Fiscal Year 2026/2027**

Cusworth opened the Public Hearing.

Smith presented to the Board an overview of the Proposed Operating Budget. This presentation included operating costs for Hillcrest Center, new fulltime positions, their impact to the budget. Smith answered questions from the Board.

With no public in attendance, Cusworth closed the Public Hearing

## **8. ITEMS FOR DISCUSSION**

### **A. Fireworks Hill Financing Options**

Friedl introduced Financial Advisor, Branden Kfoury, from Urban Futures Incorporated (UFI). Kfoury discussed the process taken to receive the proposals and how his team came to find Webster Bank as most favorable. Kfoury, Friedl and Smith answered questions from the Board.

### **B. AB 2561 – Annual Public Hearing on Job Vacancies and Recruitment/Retention Efforts**

Cusworth opened the Public Hearing. John Howe, Human Resources Analyst, shared the history of AB – 2561. Howe reported that the District is currently at 1.7% vacancy. Sixty-four percent of vacancies were due to internal promotions. The Union had no comments after reviewing the report.

Cusworth closed the Public Hearing.

## **9. NEW ITEMS**

### **A. Consideration of Resolution 050726-A for Landscaping Maintenance District (LMD) 92-1 (Rancho Conejo) Preliminarily Approving the Engineer's Report for 2026-2027, Declaring Intention to Provide Annual Levy and Collection of Assessments, and Setting Time and Place for Public Hearing**

Mooney stated this resolution is for the intent to levy the assessment for the Rancho Conejo area and sets a time and place for the public hearing.

Mooney shared that this is a routine item that the Board reviews annually. Mooney will return to the Board on June 4<sup>th</sup> for official adoption of the LMD for Rancho Conejo. The proposed assessment reflects an increase of \$5.64, totaling \$125.97

**It was moved by Huffer and seconded by Orozco, and carried 4-0 to adopt Resolution 050726-A preliminarily approving the Engineer's Report for 2026-27, declaring intention to provide the annual levy and collection of**

assessments, and setting the time and place for the public hearing, that it be read in title only and all future readings be waived.

**B. Consideration of Resolution 050726-B for Landscaping Maintenance District (LMD) 94-1 (Dos Vientos) Preliminarily Approving the Engineer's Report for 2026-2027, Declaring Intention to Provide Annual Levy and Collection of Assessments, and Setting Time and Place for Public Hearing**

Mooney stated this resolution is for the intent to levy the assessment for the Dos Vientos area and sets a time and place for the public hearing.

Mooney shared that this is a routine item that the Board reviews annually. Mooney will return to the Board on June 4<sup>th</sup> for official adoption of the LMD for Dos Vientos. The proposed assessment reflects an increase of \$4.66, totaling \$345.89.

**It was moved by Orozco, seconded Nickles, and carried 4-0 to adopt Resolution 050726-B preliminarily approving the Engineer's Report for 2026-27, declaring intention to provide the annual levy and collection of assessments, and setting the time and place for the public hearing, that it be read in title only and all future readings be waived.**

**C. Consideration of Resolution No. 050726-C Directing Preparation of the Engineer's Report, Declaring Intention to Levy Assessments for 2026-2027, Preliminarily Approving Engineer's Report for Districtwide Park Maintenance and Recreation Improvement District (62-1), and Providing for a Notice of Public Hearing**

Mooney stated that this assessment applies to all parcel owners outside of the Dos Vientos and Rancho Conejo areas, who pay half the rate. The CPI adjustment is based on December to December, unlike the other two districts which go from February to February, due to the original Engineer's Report. There is a proposed increase of \$1.36 bringing the current rate to \$46.72.

**It was moved by Nickles, seconded by Orozco and carried 4-0 to adopt Resolution 050726-C directing preparation of the Engineer's Report, declaring the District's intention to levy assessments for 2026-27, preliminarily approving the Engineer's Report for Districtwide Park Maintenance and Recreation Improvement District (62-1) and providing for a notice of public hearing, that it be read in title only and all future readings be waived.**

**D. Appointments to Goebel Senior Center Commission**

Callis reported that the Goebel Senior Center Commission is a non-profit organization that serves under the Board of Directors, consisting of 15 elected members serving three-year terms. Five applicants were recommended for reappointment; Cynthia Bengston, Maxine Cleary, Nancy Healey, Lisa Forson, and Mickey Toyen.

**It was moved by Huffer, seconded by Orozco and carried 4-0 to approve the reappointments of Cynthia Bengston, Maxine Cleary, Nancy Healey, Lisa Forson, and Mickey Toyen to the Goebel Senior Center Commission.**

**E. Reject All Bids for Conejo Creek South Irrigation Project and Authorize Staff to Rebid Project**

Mooney reported that this project involves mainline replacement and infrastructure work with an initial budget of \$360,000. Two bids were submitted, one being for \$500,000 (which was later withdrawn due to a clerical error), and the second being for one million dollars. Staff is recommending to rebid in late 2026 or early 2027.

**It was moved by Orozco, seconded by Huffer and carried 4-0 to reject all bids and authorize staff to rebid the project after the appropriate adjustments to the contract documents.**

**F. Adoption of Senior Recreation Specialist Job Description**

Smith reported that a full-time Senior Recreation Specialist position is being added as suggested by the class and compensation consultants. The job description was presented to the union, who had no feedback.

**It was moved by Huffer, seconded Orozco, and carried 4-0 to approve and adopt the Senior Recreation Specialist Job Description.**

**10. REPORTS AND ANNOUNCEMENTS**

- A. 2025-2026 3rd Quarter Capital Improvement Program Project Status Report**
- B. Mountains Recreation and Conservation Report**
- C. Investment Report – February 2026**
- D. Park Dedication Fees**
- E. Recreation Highlights**

**11. DEPARTMENT REPORTS-**

**A. Parks Division Report**

Mooney reported that two Conejo Creek West Community Outreach meetings were held on April 22<sup>nd</sup> and April 25<sup>th</sup>. There will be a Conejo Creek Ad Hoc Committee meeting on June 1<sup>st</sup>. Mooney answered questions from the Board.

**B. Recreation Division Report**

No report.

**C. Management Services Division Report**

No report.

**D. General Manager's Report**

Friedl thanked staff for the work put into the meeting preparation and thanked the board for their help navigating tonight's meeting.

**E. Director's Reports and Follow-up Reports Meetings/Conferences Attended**

Director Orozco thanked staff and General manager Friedl for their work on this meeting, she attended the Recognition Committee meeting, attended the Conejo Creek West Community Outreach meeting on 4/25, attended the Gratitude Circle event, State of the Schools; Director Nickles attended an online meeting with CARPD regarding AB 2007, attended the Gratitude Circle event, attended a CARPD Executive Committee meeting, attended a CARPD Conference Committee meeting, attended a Finance Committee meeting, and attended both Conejo Creek West Community Outreach meetings on 4/22 and 4/25, Director Nickles will be out for the 5/21 Board of Directors meeting; Director Huffer attended the Recognition Committee meeting, attended the Conejo Creek West Community Outreach meeting on 4/25, attended the Gratitude Circle event, attended the Finance and Audit Committee meeting, and attended the tax program celebration; Director Cusworth attended the Stagecoach Inn meeting, and the Arts Council meeting.

**12. REQUEST FOR STATUS REPORTS AND ITEMS FOR SUBSEQUENT AGENDAS**

**13. ITEMS FROM THE PUBLIC**

**14. EXECUTIVE CLOSED SESSION**

**15. ADJOURN**

Cusworth adjourned the meeting at 9:57 p.m. to the next regular meeting on May 21, 2026.

**May 7, 2026**  
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Date: \_\_\_\_\_

Attest:

Approved by:

\_\_\_\_\_  
Raquel Broeker, Executive Assistant

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Nellie Cusworth, Chair