



MINUTES
ASSESSMENT APPEALS BOARD
MADERA COUNTY
Thursday, October 02, 2025

SARAH ANDERSON, Clerk of the Assessment Appeals Board

MEMBERS OF THE BOARD PRESENT:

Jerilyn VonFlue, Alternate Member

Robert P. Rowe, Member

Betty Gonzalez, Chair

1. CALL TO ORDER

ALTERNATE MEMBER JERILYN VON FLUE FILLED IN ON BEHALF OF PRIMARY MEMBER BETH CARVER.

2. PLEDGE OF ALLEGIANCE

PLEDGE OF ALLEGIANCE LED BY CHAIRPERSON, BETTY GONZALEZ

3. PUBLIC COMMENT

The first 15 minutes is set aside for members of the public to address the Board on any matter under the jurisdiction of the Board, but not appearing on the agenda. The Board will not take action on any items presented under public comment.

NONE

4. CONSENT CALENDAR

ALL MATTERS LISTED UNDER CONSENT CALENDAR ARE CONSIDERED TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION

MOVED BY: Member VonFlue

SECONDED BY: Member Rowe

MOTION TO APPROVE THE CONSENT CALENDAR AS PRESENTED.

AYES (3): Member VonFlue, Member Rowe, and Chair Gonzalez

MOTION APPROVED (3 to 0)

4.a APPROVAL OF MINUTES

Consideration of approval of Minutes for April 3, 2025.

MOVED BY: Member VonFlue

SECONDED BY: Member Rowe

MOTION APPROVED

4.b AAB-000002: PHILLIPS, TODD D., CO-TRUSTEE, 24S001

Consideration to postpone hearing for PHILLIPS, TODD D., CO-TRUSTEE, 24S001 to December 4, 2025 @ 9:00 A.M., at the Applicant's request.

MOVED BY: Member VonFlue

SECONDED BY: Member Rowe

MOTION TO POSTPONE TO DECEMBER 4, 2025 @ 9:00 A.M. AT THE APPLICANT'S REQUEST.

AYES (3): Member VonFlue, Member Rowe, and Chair Gonzalez

MOTION APPROVED (3 to 0)

4.c AAB-000003: PHILLIPS, TODD D., CO-TRUSTEE, 24S002

Consideration to postpone hearing for PHILLIPS, TODD D., CO-TRUSTEE, 24S002 to December 4, 2025 @ 9:00 A.M. at the Applicant's request.

MOVED BY: Member VonFlue

SECONDED BY: Member Rowe

MOTION TO POSTPONE TO DECEMBER 4, 2025 @ 9:00 A.M. AT THE APPLICANT'S REQUEST.

AYES (3): Member VonFlue, Member Rowe, and Chair Gonzalez

MOTION APPROVED (3 to 0)

4.d AAB-000004: PHILLIPS, TODD D., CO-TRUSTEE, 24S003

Consideration to postpone hearing for PHILLIPS, TODD D., CO-TRUSTEE, 24S003 to December 4, 2025 @ 9:00 A.M., at the Applicant's request.

MOVED BY: Member VonFlue

SECONDED BY: Member Rowe

MOTION TO POSTPONE TO DECEMBER 4, 2025 @ 9:00 A.M. AT THE APPLICANT'S REQUEST.

MOTION APPROVED

4.e AAB-000005: PHILLIPS, TODD D., CO-TRUSTEE, 24S004

Consideration to postpone hearing for PHILLIPS, TODD D., CO-TRUSTEE, 24S004 to December 4, 2025 @ 9:00 A.M., at the Applicant's request.

MOVED BY: Member VonFlue

SECONDED BY: Member Rowe

MOTION TO POSTPONE TO DECEMBER 4, 2025 @ 9:00 A.M. AT THE APPLICANT'S REQUEST.

MOTION APPROVED

4.f AAB-000006: PHILLIPS, TODD D., CO-TRUSTEE, 24S005

Consideration to postpone hearing for PHILLIPS, TODD D., CO-TRUSTEE, 24S005 to December 4, 2025 @ 9:00 A.M., at the Applicant's request.

MOVED BY: Member VonFlue

SECONDED BY: Member Rowe

MOTION TO POSTPONE TO DECEMBER 4, 2025 @ 9:00 A.M. AT THE APPLICANT'S REQUEST.

MOTION APPROVED

4.g AAB-000007: PHILLIPS, TODD D., CO-TRUSTEE, 24S006

Consideration to postpone hearing for PHILLIPS, TODD D., CO-TRUSTEE, 24S006 to December 4, 2025 @ 9:00 A.M., at the Applicant's request.

MOVED BY: Member VonFlue

SECONDED BY: Member Rowe

MOTION TO POSTPONE TO DECEMBER 4, 2025 @ 9:00 A.M. AT THE

APPLICANT'S REQUEST.

MOTION APPROVED

4.h AAB-000008: PHILLIPS, TODD D., CO-TRUSTEE, 24S007

Consideration to postpone hearing for PHILLIPS, TODD D., CO-TRUSTEE, 24S007 to December 4, 2025 @ 9:00 A.M., at the Applicant's request.

Moved BY: Member VonFlue

Seconded BY: Member Rowe

MOTION TO POSTPONE TO DECEMBER 4, 2025 @ 9:00 A.M. AT THE APPLICANT'S REQUEST.

MOTION APPROVED

4.i AAB-000009: PHILLIPS, TODD D., CO-TRUSTEE, 24S008

Consideration to postpone hearing for PHILLIPS, TODD D., CO-TRUSTEE, 24S008 to December 4, 2025 @ 9:00 A.M., at the Applicant's request.

Moved BY: Member VonFlue

Seconded BY: Member Rowe

MOTION TO POSTPONE TO DECEMBER 4, 2025 @ 9:00 A.M. AT THE APPLICANT'S REQUEST.

MOTION APPROVED

4.j AAB-000010: PHILLIPS, TODD D., CO-TRUSTEE, 24S009

Consideration to postpone hearing for PHILLIPS, TODD D., CO-TRUSTEE, 24S009 to December 4, 2025 @ 9:00 A.M., at the Applicant's request.

Moved BY: Member VonFlue

Seconded BY: Member Rowe

MOTION TO POSTPONE TO DECEMBER 4, 2025 @ 9:00 A.M. AT THE APPLICANT'S REQUEST.

MOTION APPROVED

4.k AAB-000011: YAH MARIPOSA, LLC (PATEL, AMBRISH), 24S010

Acknowledgment of Notice of Withdrawal for YAH MARIPOSA, LLC, 24S010.

MOVED BY: Member VonFlue
SECONDED BY: Member Rowe

MOTION APPROVED

4.l AAB-000012: YAH MARIPOSA, LLC (PATEL, AMBRISH), 24S011

Acknowledgment of Notice of Withdrawal for YAH MARIPOSA, LLC, 24S011.

MOVED BY: Member VonFlue
SECONDED BY: Member Rowe

MOTION APPROVED

4.m AAB-000013: – DeSANTIS, PAT, 24S012

Consideration to postpone hearing for DeSANTIS, PAT, 24S012 to December 4, 2025 @ 9:00 A.M., at the Applicant's request.

MOVED BY: Member VonFlue
SECONDED BY: Member Rowe

MOTION TO POSTPONE TO DECEMBER 4, 2025 @ 9:00 A.M. AT THE APPLICANT'S REQUEST.

MOTION APPROVED

4.n AAB-000014: – DeSANTIS, PAT, 24S013

Consideration to postpone hearing for DeSANTIS, PAT, 24S013 to December 4, 2025 @ 9:00 A.M., at the Applicant's request.

MOVED BY: Member VonFlue
SECONDED BY: Member Rowe

MOTION TO POSTPONE TO DECEMBER 4, 2025 @ 9:00 A.M. AT THE APPLICANT'S REQUEST.

MOTION APPROVED

4.o AAB-000015: MADERA HAVEN ASSOCIATES, LP, 24S014

Acknowledgment of Notice of Withdrawal for MADERA HAVEN ASSOCIATES,LP, 24S014.

MOVED BY: Member VonFlue
SECONDED BY: Member Rowe

MOTION APPROVED

4.p AAB-000016: MADERA HAVEN ASSOCIATES, LP, 24S015

Acknowledgment of Notice of Withdrawal for MADERA HAVEN ASSOCIATES,LP, 24S015.

MOVED BY: Member VonFlue

SECONDED BY: Member Rowe

MOTION APPROVED

4.q AAB-000017: MADERA HAVEN ASSOCIATES, LP, 24S016

Acknowledgment of Notice of Withdrawal for MADERA HAVEN ASSOCIATES,LP, 24S016.

MOVED BY: Member VonFlue

SECONDED BY: Member Rowe

MOTION APPROVED

4.r AAB-000018: MADERA HAVEN ASSOCIATES, LP, 24S017

Acknowledgment of Notice of Withdrawal for MADERA HAVEN ASSOCIATES,LP, 24S017.

MOVED BY: Member VonFlue

SECONDED BY: Member Rowe

MOTION APPROVED

4.s AAB-000019: MADERA HAVEN ASSOCIATES, LP, 24S018

Acknowledgment of Notice of Withdrawal for MADERA HAVEN ASSOCIATES,LP, 24S018.

MOVED BY: Member VonFlue

SECONDED BY: Member Rowe

MOTION APPROVED

4.t AAB-000020: MADERA HAVEN ASSOCIATES, LP, 24S019

Acknowledgment of Notice of Withdrawal for MADERA HAVEN

ASSOCIATES,LP, 24S019.

MOVED BY: Member VonFlue

SECONDED BY: Member Rowe

MOTION APPROVED

4.u AAB-000021: VULCAN MATERIALS CO., 24R015

Consideration to reschedule hearing for VULCAN MATERIALS CO., 24R015 from September 4, 2025 to December 4, 2025 @ 9:00 A.M. due to cancelled meeting.

MOVED BY: Member VonFlue

SECONDED BY: Member Rowe

MOTION TO RESCHEDULE HEARING FOR VULCAN MATERIALS CO., 24R015 TO DECEMBER 4, 2025 @ 9:00 A.M.

AYES (3): Member VonFlue, Member Rowe, and Chair Gonzalez

MOTION APPROVED (3 to 0)

4.v AAB-000022: TESLA ENERGY OPERATIONS, INC., 24R016

Acknowledgment of Notice of Withdrawal for TESLA ENERGY OPERATIONS, INC., 24R016.

MOVED BY: Member VonFlue

SECONDED BY: Member Rowe

MOTION APPROVED

4.w AAB-000023: 2014 ESA PROJECT CO. LLC, 24R017

Consideration to reschedule hearing for 2014 ESA PROJECT CO. LLC, 24R017 from September 4, 2025 to December 4, 2025 @ 9:00 A.M. due to cancelled meeting.

MOVED BY: Member VonFlue

SECONDED BY: Member Rowe

MOTION TO RESCHEDULE HEARING FOR 2014 ESA PROJECT CO., LLC, 24017 DECEMBER 4, 2025 @ 9:00 A.M.

AYES (3): Member VonFlue, Member Rowe, and Chair Gonzalez

MOTION APPROVED (3 to 0)

5. ACTION ITEMS FOR DISCUSSION AND DIRECTION

5.a AAB-000024: 2026 PROPOSED AAB MEETING CALENDAR

Discussion and consideration of approval of the proposed 2026 Assessment Appeals Board Meeting calendar.

MOVED BY: Member Rowe

SECONDED BY: Member VonFlue

AYES (3): Member VonFlue, Member Rowe, and Chair Gonzalez

MOTION APPROVED (3 to 0)

5.b AAB-000025: 2026 AAB RE-ORGANIZATION

Discussion, nomination and consideration to appoint Primary and Alternate Board Members, and Chair and Chair Pro-Tem of the Assessment Appeals Board for the 2026 Calendar Year.

MOVED BY: Member Rowe

SECONDED BY: Member VonFlue

MOVED TO CONTINUE TO DECEMBER 4, 2025.

AYES (3): Member VonFlue, Member Rowe, and Chair Gonzalez

MOTION APPROVED (3 to 0)

6. STAFF REPORTS AND UPDATES

NONE

7. ADJOURNMENT

ADJOURN TO DECEMBER 4, 2025

Sarah Anderson, Assistant Clerk of the Board

Betty Gonzalez, Chair