



# Valley Home Municipal Advisory Council

## General Contact Information:

12730 Valley Home Road  
Oakdale, CA 95361  
Email: [ValleyHomeMAC@gmail.com](mailto:ValleyHomeMAC@gmail.com)  
[www.StanCountyMACs.com](http://www.StanCountyMACs.com)

## Members:

Nancy Osmundson, Chair  
Winnie Mullins, Vice-Chair  
Chris D. Hempleman, Member  
Amanda Beltrami, Secretary

## MEETING MINUTES

Wednesday, January 14, 2026 @ 6:30 PM  
Valley Home School Multi-Purpose Room  
13231 Pioneer Avenue  
Oakdale, CA 95361

Call to Order and Pledge of Allegiance- Nancy Osmundson called to order at 6:30pm

1. Welcome and Roll Call- Nancy Osmundson, Winnie Mullens, Frank Toste, Amanda Beltrami present. Chris Hempleman absent.
2. Public Comment- Kathy Burghardt-Cobb let Public Works know that the northbound flashing light is not working at Pleasant Valley and Pioneer. Catherine Scheffler would like to look into more speed limit signs in town for speeders and maybe flashing lights too.
3. Approval of Minutes for October 8, 2025- Frank Toste motioned, Nancy Osmundson seconded, motion passed.
4. Monthly Reports
  - Stanislaus County Sheriff's Office: Dept. Bauman: burglary in December 12400 block of Victory in unoccupied home. Burglary was stopped and person fled. Sheriff used K9 and drone. Benjamin Gayten, a felon who was found in possession of ammo and other felonies. Another call was a family dispute. Winnie thanked SCSO for always coming out to all our events.
  - California Highway Patrol: N/A
  - Modesto Fire Department: Jeff Serpa, Dec call count for area 3 including Valley Home. Total 21 calls- 2 structure fires, 12 EMS calls, 1 vehicle accident, 1 medical, 3 other, 2 fire alarm, in 2025 there was 276 total calls in area. Christmas day structure fire included ammo that created issues, injured 1 firefighter, not sure how it started yet. Winnie thanked FD for coming out.
  - Oakdale Fire Protection District: N/A
  - Stanislaus County Board of Supervisors. Supervisor Condit, District 1: last year was chair of board, rotated out at 1/1/26. New chair is Vito Ciza from District 2. Condit is on multiple committees, including safety board. 911 technology is still having some issues. New tech is purchased and will be online 1/21, State budget is not balancing and will be cutting our homeless shelter budget, also a Fed cut childcare grants which will affect our local needy families, but locally the county budget is looking good. Hiring board representatives for stanjobs.org. working on



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constituent issues and opportunities. Point in time count for homeless population is coming up.

- Valley Home Joint School District: N/A
  - Public Works: Dave Lehman director and Zack Ramsdell- Supervisor, doing crack seal repair on VH road, they will be coming out for resurfacing and chipseal soon. Dave Lehman- been dealing with VH drainage problems for 15 years- Public Works is primarily roads and ditches (where most of their money lies), have observed that pastures are gone, and are now orchards are everywhere which offer much more runoff. He recommends the community banding together to work on OID to work all together, because the county public works can only do so much off road. Looking to create interest in banding together to self asses because OID doesn't want to work with county. Dave will crunch some numbers to make it affordable for the community. He will work on some mailers. Community needs to create a list of priorities. Buck will see about adding funds and work on preliminary study. He will try to work on relationship with OID. There was a question regarding bridge on Victory between Lone Tree and Pleasant Valley. May be SJ Co. issue but may be Stanislaus. Dave will check, and Zack will report back. When they chip seal next year, they will potentially be adding more drains in VH proper.
  - Stanislaus County Chief Executive Office: N/A
  - County Behavioral Health & Recovery Services: Horacio Modueno reporting
  - Other Community / Public Agencies: N/A
5. Information Item(s)- Winnie- a chili cookoff is being planned for the spring, proceeds with go toward local cancer victims, Jett Trunnell is going to be the chairperson,
  6. Action Item(s)-
    - a. Election of MAC Officers for 2026
  7. Correspondence- N/A
  8. Council Comments and Suggestions for Future Agendas:
  9. Adjournment- Amanda Beltrami motioned, Frank Toste seconded, motion passed. Meeting adjourned at 7:42pm

Next Meeting: Wednesday, April 8, 2026 @ 6:30 PM