

MeadowCreek Mutual Water Company

MINUTES

Board of Directors' Meeting - Thursday, December 17, 2020

Via Zoom

- I. The meeting was called to order at 6:05 pm.

Present at the meeting were: Debby Hidalgo, Jeff Ahlstrom, Dave Hite, Ken Toy, Terry Walker, Dave Baumwohl and Dave Tanksley. It was noted that Susan Distal was not present.

- II. The Minutes were received and there being no corrections or additions, were approved as submitted.

III. PRESIDENT'S REPORT

- a. Results of the election: There was a lack of a quorum but counsel researched and there was nothing on the agenda that required approval, we didn't need quorum; therefore, the election and ballots were valid and the results were:

Votes were as follows:

David Hite	82
Terry Walker	81
Jeff Ahlstrom	81

- b. Former Directors – Wooly and Grice - computers were received. Ken will contact CBT to get them set up for Terry and Jeff. Dave Hite will pick up from Ken and drop them off at CBT.
- c. Well site – currently Dave Palmquest is contractor for water company and has been for some time. He does clean up at the well sites once and a general clean up in fall and other times of the year he sprays for weeds and racoon clean up and generally doing a good job. Ken contacted him and asked to put together a proposal for coming year. He will give Ken something 4 payments of 465 each for February, May, August, and December and in dec 1,265 fall clean – 3k for the year. Hoping for more detail. Bishop Horticulture inc. satisfied with the work. Do we want to look for an alternative.

Dave Hite will contact Ed Morris of Landscape Solutions to see if he is interested in submitting a bid – he'll try and get a copy on the invoice from Palmquest– in the past he has outlined what he does. Mr. Morris must be licensed to spray around well sites.

Terry Walker made a motion to approve a responsible contract for the stated scope of work for service in 2021, with the contract not to exceed \$3120, and delegate entering into the contract to Ken Toy and Dave Hite. Jeff seconded. The motion carried unanimously

- d. Outreach from RV Water Company – six homes on Suix Court. They have two wells and one well has failed – they would like to know of the possibility to joining with

Meadowcreek Water company, annex property with us. We would need an Annexation agreement and a fee to offset the improvements. They have money. One advantage may be the quality of the one well and what the flow provides. The engineering costs would be borne on them. There is a push from the State to merge water companies and there are funds from the State to accomplish. Any costs would be on them.

We will check the Bylaws to see if a vote of the membership may be required. Annexations fall under the jurisdiction of the Department of Corporations business oversight. Since we are no longer a stock corporation, DRE has jurisdiction.

Ken will tell them they need a written request of annexing the six parcels and why the water companies and history and details. Need engineer's report assessing the quality of their system as it stands today. What each parcel pays each month. Specifications of their pump systems. Need more info and then will consider. All costs borne by them. Suggest Amanda Chapman to talk to them.

IV. LEGAL

- a. Cross connection – all commercial lots that are required to have back flow devices have complied with annual testing for 2020 Bishop

Big 5 building. Legal sent a letter. They had 30 days to comply and they have not responded. Move forward with next phase – notice we will shut off water – complying with state law, to shut off water.

David Baumwohl informed the Board that decision on how to enforce is under new bylaws. Take action to terminate membership rather than just shut off. Authorize Ken to work with legal to move forward and/or review options. Well need to give specific notice to LLC.

Big 5 responded that they need to know who to hire and they said they'd get it done. They never tested in 2019. They have two systems – they tested one of the systems but not the other and assured us they would and they didn't. A letter was sent and they have not complied with state regulation.

Terry Walker made a motion to review all options to enforce compliance with the cross connection regulations and set a special meeting to approve moving forward. Dave Hite seconded. The motion carried. Dave will contact Amanda re COVID concerns – not failure to pay, but a cross connection issue.

- b. Bar M easement agreement – still working on it.

V. TREASURER'S REPORT –

- a. Ken read the fund balances in our accounts. We have a total of \$939,664.04. Our Income was \$26,000 over what we budgeted, and Expenses were \$13,000 over what was budgeted. We paid more in taxes.
 - b. Past Due Balances were reviewed.
 - c. IRS filings – everything has been filed. We received a letter that the application has been received and in 90 days we should receive response. Joanne needs to send copies to Dave Baumwohl and make sure Don Porter receives a copy as well.
 - d. Establish assessment rate – the budget was approved in October and so we need to assess what the 2021 rate will be. At this time the rates will remain the same. The Board will revisit at the next meeting.

VI. OPERATIONS REPORT

- a. Sanitation survey – Dave Tanksley provided the following: The three-year survey was completed with Amanda, the engineer for the State. We complied – did very well. No

final report yet. We need to chlorinate Juniper and Shoshone sites. There was a noter that we have no air vacuum relief valves, but we don't have those. All in all, a good walk and the questions were answered.

- b. Trouble calls - Homeowner had air in her lines – compressor issue. Overfilled the tank. The matter was handled.
- c. Shoshone well site fence - originated a year ago, 2019 wind blew down fence – common fence – made arrangements to fix – split the costs. Callaway sent email contesting the costs. Jeff Ahlstrom made a motion to accept the settlement with Mr. Callaway – Dave Hite second. Motion carried.
- d. Bar M renovation - Ready to proceed with the Contract not to exceed \$275k with McMurtrie/Tanksly and subs. Should be able to come in below that amount. Tim Rudolph prepared plans and RFP was prepared and the bids received were received and the lowest bid was \$345k. and upwards. Scheduled to begin this winter and possibly as early as January. Mr. Tanksly will provide a written proposal and the Board will hold a special meeting on January 12, 2021 at 4:00 pm via Zoom, to make a decision and possibly approve.
- e. Emergency Generator Update - No update at this time. Rudolph sent plans for O'riley well site as one alternative. Dave Tanksley connected with Holly Alpers Inyo Regional Water Management Group(IRWMP) – they work on getting grants. To join we must sign an MOU to be eligible – costs have not been mentioned. Grant cycle will be for late 2021. Jeff Ahlstrom made a motion to join the organization to enable us to apply for grants for generators. Joining could result in Proposition 1b funds – must comply with bidding, etc. may be additional costs but the grants could pay for those costs. 50% paid for. Dave Hite seconded and the motion carried 5-0.
- f. Propane tank v. Amerigas pipeline tie in. Dave Hite will continue to Explore the idea. Amerigas may be willing to share the cost of the tie-in. But it will limits us.
- g. Curb Stop Maintenance -Need a maintenance schedule – There is a tool that was made to illuminate the breaking. Maintenance is a good idea in spring/summer Better to find the valve is non-functioning than to have an emergency. Exercise the valves – curb stop to the main is the responsibility of the water company – The matter was tabled to May meeting.

VII. FUTURE AGENDA ITEMS

- a. Service Termination Policy – reference new bylaws and state law change for shutoff. Jeff will look at it.
- b. Establish fee schedule – consistent in what and when we charge for items such as, new accounts, cost of meter shut off. We can look at what neighboring water companies charge.
- c. Cross connection policy – the policy says the business has to do it but there are no consequences. The building code has changed and residential sprinklers are now required (3 homes have them). They are a contamination source – stagnant water. Must drain and refill. Look at expanding policy to include residential sprinklers that they have annual testing.
- d. COLA -At the next meeting we will discuss whether there is a need to increase fees for Capital improvement plan.

There being no further business, the meeting adjourned at 8:35 pm.

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