

# MeadowCreek Mutual Water Company

## MINUTES Board of Directors' Meeting Thursday, February 18, 2021 Via Zoom

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

Present at the meeting were: Ken Toy, Jeff Ahlstrom, Dave Hite, Susan Distal, Terry Walker, JoAnn Morgan, Dave Baumwohl and Dave Tanksley.

- II. The Minutes from December 17, 2020, and the Special Meeting of January 12, 2021, were received; there being no corrections or additions, were approved as submitted.

### III. PRESIDENT'S REPORT

- a. Effective Nov 10 – confirmation of the nonprofit was received from IRS
- b. At the special meeting, we approved an agreement with McMurtrie-Tanksley for Bar M. The agreement was signed January 14/15, 2021. There is work going on and the construction fence is up.
- c. AB 54 passed in 2012 which requires Board members to take minimum training - all new Board members will need to take the training and prior members must take a refresher every two years. Jeff Ahlstrom took the training and gave us an overview of what to expect.
- d. There was a request from member of water company who is a realtor to get the member list. Any member can receive the list and are entitled to it, as long as they don't use it for commercial purposes. The list is for water company business only. Terry will send the member the list with a letter explaining what the list may be used for.

### IV. LEGAL

- a. Cross connection compliance – must be tested annually and receive certification. Big 5 building was sent a letter due to non-compliance. They tested in August but we never received the certifications. A second notice was sent and on February 5, they then sent us the 2020 certs.
- b. Bar M easement agreement – We've been working on this for three years. Mr. Langley has been very cooperative – Mr. Langley's attorney and our attorney drafted an agreement and it will be signed by Ken Toy and Mr. Langley within the next month, escrow will open and then it will be recorded. Purpose of the escrow is to provide a final title report showing clear title. The water company will pay the escrow, title & recording fees to have the easement corrected.
- c. Notification to members of meetings – This is time consuming and costly to send out notices. We want to look into if we can send it electronically to save time and money. Governing documents should be posted on the website. Mr. Baumwohl stated that Regular meetings don't have to be noticed by mail - posting is sufficient. Special meetings will still be noticed. Additionally, meeting dates are in the minutes.

V. FINANCIAL REPORT –

- a. Review of fund balances. JoAnn provided the following account balances:
  - i. Union Bank \$509,657.00
  - ii. Eastern Sierra Reserve \$267,878.00
  - iii. Union operation reserve \$163,040 .00
  - iv. We have an Accounts Receivable of \$815.33.
- b. Follow-up on IRS 2020 Tax filing –
  - i. Don Porter and JoAnn are coordinating. Books have been audited and Porter will do the 2020 filing and the exempt/non-profit return.
- c. Replacement computer. Wooley’s computer was damaged beyond what would be cost-effective to repair. We received estimates for replacement from CBT, both new and refurbished. Jeff made a motion to have CBT locate and purchase a refurbished computer - Dave Hite seconded. Motion carried. Terry will contact CBT.

VI. OPERATIONS REPORT

- a. 2020 Sanitation survey – Dave Tanksley provided an update. Dave sent a copy of the report – the following deficiencies were noted by the State.
  - i. Well 4 unable to inspect. Air vacuum relief valve is not a requirement. We don’t want air in the lines.
  - ii. Well 6 – same response.
  - iii. Easement site has an 8/31/22 completion date.
  - iv. Well 9 – same response. Will change injection site
  - v. Wells that are not 24 inch above grade – As we rehab, we will redo.
  - vi. Storage capacity – if we sever ties with Owens Valley, we need to evaluate.
  - vii. The last issue is customer complaint records. Ken gets an email every time somebody calls the emergency number which are saved. Should be filed by year. Asked the State to provide a template for what they want, but they have not responded
  - viii. The State wants to see the financial budget sheet for 2020. JoAnn will provide, along with the balance sheet.
  - ix. They want to know who the cross-connection coordinator is. We never listed anyone. Person must be certified. Tom Sandlin could test them all at one time – he’s reasonable (future agenda).
  - x. Operations manual recommendation.
- b. Bar M renovation – Has been started. Material was ordered but due to the snow storm, there was a delay so we lost time. The tie-ins are the important pieces, which we have not received yet. Hopefully we can start up Monday – there will be an extension of two weeks due to the storm.
- c. Trouble call – air pressure in the tank. Keep it on radar.
- d. Emergency Generator Update -Reasons for it is for fire flow and we need to be in compliance. Hook up to the LPG main in the ground, like our houses are. Tim Rudolph says to comply with NFPA Standards a dedicated, standalone fuel source is needed. Dave Hite will continue to research. Dave T said we should move forward on the site plans.
- e. Well site weed control and general clean- up. Ed Morris is going to take care of it.

- f. Contract with R & V Water – Sent them a letter and gave them a list of things that we’d like. We have not heard back from them.

VII. TERMINATION POLICY

- a. Jeff – looked into it – City of Bishop passed an ordinance and amend their code because the State recently passed AB998 to protect persons. The bill only applies to residential services. Dave T noted we have more leeway because we are not a government agency. As a mutual water company, we are under corporate code and not government code. Dave Baumwohl noted that the procedures are in the Bylaws and agreed we fall under the California Corporations Code.

VIII. Appeal hearing – Cancelled

IX. Future Items

- a. Fee schedule - There is a fee schedule on the website of the Mammoth Mutual Water District that we can look at to model after.
- b. Update on cross connection
- c. Capital Improvement Plan (COLA
- d. Become a member and sign the MOU
- e. Easement for Well 6 – Barlow well.

There being no further business, the meeting adjourned at 7:42 pm.

---0o0---