

# Lake Canyon Mutual Water Company

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## **BOARD MEETING MINUTES: July 13, 2016**

**PUBLIC FORUM** Any member of the public may address and ask questions of the Board relating to any matter within the Board's jurisdiction, provided the matter is not on the agenda or pending before the Board.

### **Call to Order:**

Meeting called to order at 7:07 PM by Rebecca Cabral, President

### **Roll Call:**

Rebecca Cabral, President; Aaron Behman, Secretary & Vice President; Bud Everts, Treasurer; Marco Casillas, Board Member

Also present: Barbara and Phil Abel; Mindi Porebski; Ben Oberg; Jeremiah Wright; Cynthia Cabral.; Bryan Cameron; Kenji Morita, Damian Cieslicki, Don Kirk, Luke Bolinger, Jo Thorsen, Bill Zhang

### **Approval of Previous Minutes:**

Previous meeting's minutes were not available to review. Minutes will be reviewed in the next meeting.

### **Financial Reports:**

Reports include: Management Report; Bank Statement (Wells Fargo); Reconciliation Report; and Accounts Receivable Aging Summary.

There were no active delinquencies, there is one delinquency that is settling through a pending escrow.

Aaron Behman made a motion to approve the financial reports. Marco Casillas seconded the motion. The motion passed unanimously.

### **Water Report:**

Supply and consumption levels are in line. Water quality is fine. Visit <http://www.lakecanyon.com> for more details.

Given the spring is outputting less water Kirk Epperly has recommended returning to a 125 gallon/day allotment until further notice.

Aaron Behman made a motion to reduce the monthly allocation from 200/gallons/day to 125/gallons/day effective at the end of the current billing cycle which ends 7/29/16. Marco seconded the motion. The motion passed unanimously. This will be communicated immediately throughout the community using multiple channels of communication.

### **Project & Maintenance Reports:**

A pump in the filtration plant was replaced by Phil

Six" line: 60% plans sent back (which is what was presented at the May 22, 2016 annual meeting). The plans were revised with three comments from Fall Creek Engineering. Now at a final stage, will allow to get the full report with the state. There will be a conference call or a face-to-face meeting with the State. That meeting needs to be planned.

Marco disagrees with one of the invoices from Fall Creek Engineering and is working with Bud to address the issue with the vendor. Marco to provide the 60% plan to Bud so he can begin working on the grant/loan application. Spring 2017 is still a target to break ground on this project.

### **Communication & Correspondence:**

Rebecca received an email that we have a new representative at the state level and that they want a new emergency contact list filled out with LCMWC contact info. Barbara completed the request and sent it in to the State. A copy is posted in the filtration plant.

The Consumer Confidence Report was distributed to the community on 6/30/16. It was also mailed to owners that don't live in the community.

### **Staff Reports:**

No reports

### **Business:**

#### 1. Second unit policy

There was a lengthy discussion regarding the second unit policy.

B. Cameron requested a copy of the bylaws be included in the minutes. Members can download a copy of the bylaws at this URL:

[http://media.wix.com/ugd/75a719\\_bb6bbbf7261480b89ea4479ddb6e077.pdf](http://media.wix.com/ugd/75a719_bb6bbbf7261480b89ea4479ddb6e077.pdf)

Damian Cieslicki suggested forming a committee of community members to meet and develop a proposal

to address additional units. He proposed meeting with a smaller group on 7/28/16.

#### 2. Leak Adjustment review- Oberg and Morita

Oberg / Poreski had a leak on their property, they addressed the issue as soon as they were aware of it. They received a large bill in excess of \$1,400 for the overage. They requested a one-time exemption per the recently established policy which allows for an up-to \$500 be waived. The Board agreed to waive the entire overage given the homeowner's proactive action in addressing the leak.

3. Late payment for dues – not discussed
4. Maintenance list & ongoing schedule – Jeremiah Wright – not discussed
5. Office election process: September meeting - not discussed
6. Annual meeting proxy count procedures – not discussed
7. Surveys and recording – not discussed
8. Traffic Safety – not discussed
9. 2nd Spring – not discussed

**Possible Future Topics:** 1. Volunteers: Finance, Grants, Communication; 2. Community Park

**Assign next meeting agenda items.**

**Next Meeting & Adjournment:**

Aaron Behman made a motion to adjourn the meeting and reconvene on Wednesday, July 20, 2016 at 7:00PM at the Lake Canyon Mutual Water Company Filtration Plant to address the remaining business items that were not discussed in tonight's meeting. Bud Everts seconded the motion. The motion passed unanimously. The meeting adjourned.

NOTE: Annual meeting will be 9/24 (Saturday), communication of time and place to be made throughout the community.