

Minutes: Lake Canyon Mutual Water Company Board Meeting

Tuesday, August 18, 2020 7:00 p.m.

Held via Zoom Audio and/or Video Conference

lakecanyonmwc@gmail.com <http://www.lakecanyon.com/> 408-834-7745 (message)

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

Roll Call: Jim DiZoglio, Mindi Porebski, Susan Ady, Casey Farrand, Rebecca Cabral

Also in attendance: Phil Abel, Barbara Abel, Wais Achak, Kirk Epperly, Ru Rajapakse

Casey calls meeting to order at 7:08 pm (as Rebecca had not yet joined)

Reports:

Financials

- Wells Fargo Bank Statement: July 31, 2020 \$154,496.68
 - Balance as of Aug. 18: \$162,868.58
 - Includes \$7200 annual fee from San Jose Water Company
- Auto-pay: ACH transfer through Quickbooks;
 - working with Casey. to streamline process and make available for all members
 - Working through issues of security
- Question for Bud on the \$2000 in the savings account which we thought was to be closed out (is this related to the account minimum?)

Financials will not be approved until next month due to lack of reports

Water

- Spring Flow : 4.0 Gallons per minute, as of August 14
- Travis Hinkle has been covering for Bud since August 11, and will continue to cover with Barbara Abel's help for approximately one more week

Maintenance

- Water to-do
 - Move water hookup at 19388 Beardsley Tom Newhall
 - Lightning storm on August 16 likely caused the level transducer on the steel tank to malfunction. Replacement fuse has been ordered, and Bud will contact Nathan, a former San Jose Water employee to repair during the week of August 24.
 - Possibly the tank was hit by lightning, something is malfunctioning in the electronics. Tanks are full and water is pumping
- Roads
 - Completed: Al and JoDe Smith repaired the pothole at the entrance to the canyon, along with the Laurel bridge repair **Thank you!**
 - Rebecca Cabral located a free storage shed on Nextdoor. Luke Bolinger was unable to pick it up - it was already gone
- Roads to-do
 - Install convex mirror near intersection of Beardsley and Manzanita: Tom Newhall
 - Johnson: railroad ties
 - Santa Clara county will upgrade visibility up and down Black Road at intersection with Beardsley at a date TBD
- Maintenance question for Bud: Was valve exercising complete in July?

Scheduling

- Meter Reading schedule - This will be decided offline.

Bud recommends to consider for future agendas:

Rate study: last increase was Oct. 2016

Suggest small annual rate increases to accelerate Laurel / Oak pipeline project

Review Labor Rates: annually

Communications

John Lipka requested to Rebecca that the board write a letter to the county stating that the pin installed on the road in front of his and Terry's homes was not there prior to his house project

- Questions on whether we actually know what was or was not there prior to the road work
- Mindi to email Curt to ask if this was a newly placed pin or replacing a pin that had potentially been removed in that roadwork, and what the pin was based on

Business

1. Laurel Curve safety improvement project: status of signs and community discussion/committee
 - a. Community discussion to solicit feedback on current changes (e.g. signs) and proposed future changes (e.g. additional signage, engineering plans), and any other feedback the community may have on this initiative
 - b. Wais requests to see plan, Mindi explains there is no design/plan, just a proposed cost to get to plan from one engineer currently, which is expensive and includes roughly:
 - i. County Communications ~\$3600
 - ii. Client Communications \$800 to \$1200
 - iii. Soils report \$7000
 - iv. Wall Design \$5000 to \$7000
 - v. Grading and Drainage \$3000
 - vi. Other Project Documents for plans package \$1200
 - vii. Printing and Shipping \$350
 - viii. The County may require an Engineering Geologist. ~\$5000
 - c. May be other options to do this with limited cost
 - d. Wais would like to ensure Laurel curve is not being singled out, that other unsafe curves looked at as well
 - e. There are resident questions on legal liability, Jim shares his lawyer explained this was not the case for the roadway within the right-of-way easement
 - i. Continued questions about signage for the whole community - e.g. private road, drive at your own risk, etc.
 - f. Proposed neighborhood meeting for Laurel/Oak residents to take place over Zoom on Thursday Sept. 10th at 7pm and Mindi to schedule
2. Hardship policy, including leak adjustments: review proposal
 - a. No action taken, nothing to review. Unclear ownership of this task; will need to review previous minutes
3. Proposal on mechanism of a lease, amount of the lease, as well as new shed, possible shed placement, and costs involved
 - a. Susan shares a presentation; includes map / view of park property
 - b. States we can reduce the size of the shed
 - c. States the shed is in bad shape
 - d. New logs have appeared in the area, and are believed to be Luke's
 - e. Shares map of pullout, indicates an average size car fits, but not a large truck
 - f. Shares proposal to line the pullout with smaller storage cabinets
 - g. Demonstrates no change to access to the pull out
 - h. Proposes to lease property with the allowance to park one car
 - i. Notes cabinet style in the current location would not be able to open due to parked car

Nothing below this line was discussed

At this point in the meeting, after Casey had indicated there was a fire up near Skyline / Big Basin that was growing in size, and Jim got an emergency evacuation text to his phone, so we ended the meeting unexpectedly at 8:36pm