

# Minutes: Lake Canyon Mutual Water Board Meeting

Wednesday Feb 19 2025 7:00 p.m.

**Held via Zoom Audio and/or Video Conference**

[lakecanyonmwc@gmail.com](mailto:lakecanyonmwc@gmail.com) <http://www.lakecanyon.com> 408-656-6181 cell

**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.

**Call to Order / Start Zoom Meeting for remote meeting access:** 7:05 p.m.

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/89215235407>

**Meeting ID:** 892 1523 5407

**Roll Call:** Rebecca Cabral, Aaruna Godthi, Mindi Porebski, Jim DiZoglio, Sam Monga

**Also in Attendance:** Bud Everts, Bill Lei, Rachel Zhu

Rebecca called the meeting to order at 7:05 p.m.

**Consent Agenda:** Financial, Water, Staff, Projects, and Maintenance Reports (2 min)

- \$336,000 in our Wells Fargo Bank accounts
- There was higher than usual expenses for labor, due to leak repair
- Tax returns were paid for, which is the line "Robert Lee Assoc."
- Possible filter replacement required, would be approximately \$2700

Mindi makes a motion to approve the financial reports

Jim seconds

Motion Passes 3-0

**Reports:** Communication, and Correspondence Reports (10 min)

- Mrs. Smith sent her rainfall report. Feb we had 12.5 inches of rain
- The spring is producing 8.1 gallons per minute: more than doubled production in the last 2 months
- Lake Ranch Reservoir is at 87% of capacity
- Demand is low, 72.3 gallons per household per day
- Our SWRCB Engineer, Joshua, is conducting an on-site Sanitary Survey Thu. Mar. 6
- Liquivision is conducting tank cleaning and sanitizing: Fri., Mar. 7
- Tentatively hold our May Members meeting: Sat. May 3 4:00 p.m.

Mindi makes a motion to accept the reports

Sam seconds

Motion Passes 3-0

## Business

- Request from homeowner at 19525 Beardsley regarding waterline connection following leak
  - The supply line currently crosses a slope that according to the homeowner is not code compliant, and changes in the canyon will cause water leaks again.
  - Current meter is located on neighboring property. Requesting meter closer to their home
  - Tom Newhall's recommendation is to use the current location but trench the line underground or alternatively tear up the road to run the line to the end of homeowner's property
  - Homeowner mentions that the pipe past the water meter was very old and dirty
  - The pipe past the meter is the responsibility of the homeowner
  - Meter can be moved to edge of property; may require some engineering & approvals from SWRCB

- The costs for these projects would be paid by the homeowner, since that is current precedence - this is work past the water meter
- Board members recommend getting multiple estimates, look into alternate pipe material and neighbor also likely in favor of redoing the supply to homeowner
- Fire Sprinkler Installation - 19521 Manzanita Dr.
  - Common practice is not to skip the meter and the other home in the canyon with fire sprinklers does not skip the meter. Decision is that the sprinklers should route through the meter
  - Board can order the larger meter and will have it ready to install when the homeowner is ready, and the costs for that will be billed to the homeowner with no upcharge
  - Iron pipe (main supply on Manzanita) is maybe 6 inches below grade, and homeowner expresses concern if it will be able to handle the vehicle load
  - Plan includes road extension to allow fire trucks to turn around. Homeowner is interested in discussing with the property owner across the road if they would be willing to have some of the road extension on their side of the road
  - If the road is widened we also might need to move meter; homeowner thinks that won't be affected
- [Bud] Improve Late Fee policy and documentation
  - To be moved to next month's meeting: March 19th
- [Bud] Landslides: Between 19291 & 19301 Beardsley and on Manzanita
  - Homeowner on Manzanita will be out next week to build a plan to address the need, might include chain link
  - A community member provided the assessor email address so we can reach out to ask if we are able to get contacts for those properties
  - General practice has been when there is a lot of debris in the road, we have historically cleaned up the slide (examples included previous slide in that same area and slide when the creek came onto the road)
  - The slide on Manzanita posed an imminent danger both as it was impacting the flow of traffic and rocks were falling onto the road and property below. The slide in mid-Beardsley is not yet impacting the road
  - One board member is aware of a way to file a hazard report on a property if needed
  - A future board meeting should address a policy for formally handling these issues.
- [Sam] Time and budget for additional meter upgrades required for smart meters
  - 23 meters remaining pending replacement to be compatible with wireless read system after Phase 2.
  - Plan to replace 10 additional meters in Phase 2 so that they can host the smart meters readers.
  - Timeline for Phase 2 - to start this spring, some meters will take a couple of hours, others a whole day for one meter. There is about 70 hours of work total for all remaining meters.
    - Approximate parts total: \$1,500
    - Approximate labor total: \$4,500
    - TOTAL: \$6,000
  - Phase 1 completion + the additional 10 requested meter replacements will bring us to 33 out of 56 meters complete (~60% complete)
  - There will be maintenance on 10 meters that are on the current system
    - Minor fixes on the 10 - The electronic part needs to be replaced, either their batteries are now dead or other failure
    - 3-4 hours left of work on the parts needed
  - Board will notify the homeowners affected as phase 2 meters are replaced since water will need to be shut off ONLY at the meter actively being replaced

Aaruna makes a motion to approve the \$6,000 costs for labor and materials to move to the next phase of the

project to install the next 10 meters  
Mindi seconds Motion passes 4-0

- [Bud] First phase of work for Manzanita pressure improvement project
  - Tom and Mike bypassed the meter today to get an idea of water service improvements. We have not heard from them on the results as of 8:30 pm
- [Jim / Bud] Pipeline project: Site Visit with engineer Nancy Ku on Wednesday, February 26th at 4:00 p.m. to discuss the project
  - She is coming out to see if this project is a good fit for her workload and capabilities
  - Initial engagement and introductory meet
- [All] Reschedule special meeting dedicated to Capital Improvement Plans and Rate Increases  
Wednesday, March 12 7:00 p.m. via Zoom

#### **Review Meeting Minutes from this meeting**

Jim makes a motion to approve the meeting minutes  
Aaruna seconds  
Motion 4-0

#### **Adjourn at 9:00 p.m.**

#### **NEXT BOARD MEETINGS:**

Special Meeting: Wednesday, March 12 7:00 p.m. Zoom Capital Improvement Plans. Rate Increases  
Regular Meeting: Wednesday, March 19 7:00 p.m. Zoom

#### **Tentative agenda items for the next meeting**

- Late Fees: Policy and Documentation