

Minutes: Lake Canyon Mutual Water Board Meeting

Wednesday February 16, 2022 7:00 p.m.

Held via Zoom Audio and/or Video Conference

lakecanyonmwc@gmail.com <http://www.lakecanyon.com/>

408-656-6181 *new* cell phone number to contact LCMWC 408-834-7745 (message only)

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: 7:00 p.m.

Ru calls the meeting to order at 7:03 p.m.

Roll Call: Jim DiZoglio, Mindi Porebski, Ru Rajapakse, Sam Monga

Also in Attendance: Bud Everts, Dawn Adams, Don Kirk, Lisa Kirk, Rebecca Cabral, Hany Klein, JoDe Smith, Matt VanHua, Wais Achak, Erick Rector, Bryan Cameron, Jenn Tran, Melodie Cameron

Consent Agenda: Financial (2 min)

- Due to Bookkeeper unavailability, Financial reports being approved today include:
 - December meeting: Bank Reconciliation Report was omitted due to bookkeeper unavailability.
 - January meeting: Bank reconciliation report was omitted and Management Monthly report incomplete due to bookkeeper unavailability.
 - February (current meeting): All regular reports, which includes Statement of Accounts, Management Report, and Bank Reconciliation report, and Expenses By Vendor report

Jim makes a motion to approve the consent agenda

Mindi Seconds

Motion Passes 3-0

Reports: Reports: Water, Staff, Projects, Maintenance, Communication, and Correspondence Reports (10 min)

Link to Bud's full report [{here}](#) **408-656-6181 *new* cell #**

- Water situation is good. Spring is producing around 9 gallons per minute which is well above the 5.5 gallons required for covering our needs and the maximum throughput of the filtration plant
- Lake Ranch is still at 100% capacity
- If anyone has water-heavy activities they need to do, now is the time to do it
- Resident suggestion to help residents understand the water situation via a video or other tutorial

Mindi makes a motion to accept the reports

Jim Seconds

Motion Passes 3-0

Business

- [All] Water supply, demand, conservation and community communication (10 min)
 - Covered in Bud's report above
- [All] Potential changes to water rates / tier levels (10 min)
 - No changes proposed, no discussion
- [Jim] Street Signage: Review updated signage options (10 min)
 - Link to Proposal
 - Proposal includes three signs, poles and hardware, cement, etc.
 - Labor can be paid or could be done on volunteer basis
 - Sam and Don volunteer to help install the signs
 - Nick can get the pipe wholesale
 - Previously approved budget was [\\$1200](#)
 - The previous request for black poles has been revised, as research shows the galvanized silver is more visible and less likely to be backed into, etc.
 - Residents and board decided on white background/ black lettering, highest visibility and highest

- contrast were our priority.
 - o Jim to place the sign order
- [Bud] Discussion/Brainstorm on 6 inch pipeline engineering (10 min)
 - o Jim notes it has been over a year now waiting on other engineering firms and we are not getting a response. Discussion on how can we proceed / how we can get unstuck
 - o Kevin Cunningham suggested to get the corner (the bridge portion) and the part where the pipe hangs (past 19101 Laurel) to be engineered, but the rest of it can be done just as is done along Beardsley
 - o First quote for engineering study was super expensive (\$43,170), and it only gets higher each year
 - o Plan to reduce cost leveraging section by section approach
 - o Next step for our State Water Resources Control Board Engineer (David Katz) to come out to explore, and Bud to share back reduced scope of work with the engineering firm to explore what reduced cost would be in a re-bid process
- [Bud] CSD payment of \$8000 annually to be regularly scheduled to repay \$100,000 grant (5 min)
 - o Proposal to write a \$8000 check on Feb 17th to cover this fiscal year, and going forward July 1 each year (beginning of fiscal year) with the final payments in 2031 of \$8000 and in 2032 of \$2800
 - o Mindi voices support for paying this bill and paying on a regular cadence to avoid missed payments
 - o Jim is also in agreement with a scheduled approach
 - o Paying off faster would have implications for our Capital Improvement Plan, so a previous board approved \$8000 annually

Mindi makes a motion to move to scheduled payments

Jlm seconds

Motion passes 3-0

- [Bud] Defensible Space - Tanks & Treatment Plant: Additional Tree Trimming (10 min)
 - o Seeking proposal to remove dead douglas fir at risk of falling, trim up / limb up trees as needed, and trim back Laurel trees around water treatment plant and water tanks to increase safety
 - o Tree removal should not compromise the hill
 - o Bud has an \$8,000 bid from Agri-Con Tree Care Professionals: two days of work, 5-person crew
 - o In 2020, we had higher bid from JR Tree Service and no quote from Ian Geddes
 - o Jim expresses that it is good practice for us to always get three bids
 - o Bud to contact two other firms (JR Tree Service and Huerta's Tree Service) for additional bids
 - o Booking about 1.5 weeks out

Jim makes a motion to pre-approve \$8000 for AgriCon

Sam seconds

Motion passes 3-0

- [Jim] Community reminder regarding animal laws and ordinances (10 min)
 - o Jim proposes to write a letter to the community reminding our members that our residents have the right to pass safely through the right of way easement, and include a link to animal control
 - We should reflect on our role and responsibility to better our community.
 - o Also a problem of dog defecation on personal property
 - o Ru expresses an interest in staying out of it if it is not in our jurisdiction
 - o Resident mentions that the dog in the most recent incident is in a gated, fenced area of the property and is always leashed when being walked through the community. This incident occurred because a gate was left open on the property and unknown to the owner. Resident had taken great lengths with training and medication in regards to this dog. Dog is always kept away from other dogs and not allowed to greet as he is a rescue and is not friendly to other dogs he does not know.
 - o Jim expresses that any incident that occurs between owners and their dogs is between those owners and animal control.
 - o Resident expresses this has nothing to do with the board, so it should not be board driven
 - o Other resident expresses that the board can share reminders within the community

- Resident expresses that if the board has no legal authority, we can not do this formally, but as a community goodwill issue, the board could express community goodwill to include this as a reminder for people to clean up after their dogs
- Expressing that new residents and perhaps owners are causing some of the increased incidents of dogs not being cleaned up after
- Mindi suggests adding language to our community welcome packet about keeping the community clean, including litter, picking up after animals, etc
- Resident suggests more of the dog bins be added throughout the community
- Jim requests a reminder be added to the meeting minutes. Reminders seem to be effective for our community.
- Sam reiterates that the intention is not to point fingers at any individual, but rather to help everyone know that they can walk safely outside and also to keep the community clean and pick up after their dog

Sam makes a motion to include this in the meeting minutes and in the community Welcome Packet for new residents

Jim seconds

Motion passes 3-0

Review Meeting Minutes from this meeting

Sam makes a motion to accept the minutes

Jim seconds

Motion 3-0

Potential agenda items for next meeting

- [Jim] Traffic mirror added at Laurel and Beardsley for traffic leaving the community.
 - [Sam] Help get traction on the traffic mirror at Beardsley and Black
- [Bud - 10 min] Update on 6-inch pipeline engineering
- [Mindi - 10 min] Action Item and Maintenance review
- [Mindi - 10 min] Resident interest in recording LCMWC Zoom meetings

Adjourn: Meeting adjourned at 9:21 p.m.