

Minutes: Lake Canyon Mutual Water Board Meeting

Wednesday May 17, 2023 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: Casey Farrand, Jim DiZogio, Mindi Porebski, Ru Rajapakse, Sam Monga DD XXX ozy!

Also in attendance: Bud Everts, Kirk Epperly, Aaruna Godthi, Melanie Cantu, John Cantu

Ru called the meeting to order at 7:25 PM

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

Sam makes a motion to approve the financial reports









Jim seconds

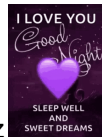
Motion Passes 4-0

Reports: Communication, and Correspondence Reports (10 min)

Business

[All] Recap Valley Water meeting on 2" line proposal and discuss any pending decisions ([link to meeting notes](#))

- Valley Water wants us to come back after we have discussed our plans with the county. 
- County contact for open space real estate would also be able to provide feedback and guidance for our plans.
- Valley Water mentioned license yearly fees could be required when crossing valley water land. To be determined once we have our plans. On average, small projects are calculated at about 36 cents per sq foot.
- ✨ There are also areas where the   land is not stable along the entire emergency road path, Valley water believes it's better to follow the CSD line
- No timelines were discussed, still in fact finding, when we are ready, we can use the SJW proposal to start the Valley Water process to help determine permits and fees.  
 - If we are approved to build on the land, we will propose a similar construction plan we followed 
- to build on a new pipeline. Cost would then come down to design, our  scheduling, etc.
- With Valley Water, submitting a draft plan for permitting will come first. They will then determine permit fees and costs for land use. This will allow us to feel our way along without a major investment upfront.
- Recommendation that Cal Fire  approve the plan, potentially provide a letter of support
- Recommendation to reach out to Santa Clara County Firesafe for funding
 - They may or may not have funding now, but could make them aware of this project
- Casey to help give context and Aaruna to help make the connection
- Valley land goes to the first owner of the horse farm xxx



- They also do not like the old structures that run the length dry of the land*97
 - Ok Ok Wi ofWe are considered a small we okproject/community for May Members Meeting next k
 - Board reviews draft slides in the 5#7)1,) or aGoogle presentation and makes edits and updates as required
 - Community members have been added to the calendar invitation to seeaTXkcxl za so ty l,ok Oct 2etc kj xx zwroond an email has be_8en sent to further if see o it DUnotify the& in _?9k DD 49community
 - 4(Mindi to bring reusable water containers
- Ru to get the TV and remote 📺🕒🕒 from the water plant
 - Mindi to check grill & propane
 - Jim to make Costco run2_74
- [All] Fire lane compliance)9\$9_*9
 - There have been repeated instances of vehicles parking over the fire lanes at 19525 Beardsley Rd. This is a problem for fire vehicles and large vehicles}}}

Previous discussions with the homeowner by member("8s of the board and by other homeowners have already happene€d on this topic

- There are rentals at the home and it seems the information does not carry from tenant to tenant
- Action item to reach out to the %homeowner and suggest she paint or sign dedicated parking spaces

Mindi and Sam to draft a letter to the homeowner about the problem and suggesting dedicated parking spots be painted or signed

- Recommendation to repaint the lanes, which previously have been questioned by homeowners, and the recommendation was to have the fire marshall walk the canyon to provide a more official recommendation
 - There is a PDF of the fire lanes somewhere in the Lake Canyon files
 - Contact for fire walk-through is Mike Mathiesen mike.mathiesen@sccfd.org
- Board member who drives this every day has only seen this once in the last three weeks

New Business

- Community Members Melanie and John Cantu share that they are moving out
 - They are surprised by the \$500 transfer fee and also believe that there is an inaccuracy in their meter fee
 - Board discusses that there is a standard administration fee when the transfer takes place for any property
 - Homeowner is surprised that the fee is not in the bylaws
 - Board member mentions that bylaws are not reflective of all fees, but they provide the board the ability to set fees
 - The board has the fj To 🍷 t III dotime for employees
 - zoo osolf the homeowner has not paid for the meter that had been eEvery homeowner that has sold their house since the meters were installed has been charged at the time ofxoy of oil szoo

- kx sale at escrow for the cost of the meter
- Homeowner feels this is unfair to see charge new homeowners for lawyers and not the other residents
- Homeowner believes their water usage bill is doubled *at k*
- Homeowner pulls up details of them at RXD bill and believes that they have already paid for the last three months and should have had a negative balance
 - 🦔🦔🦔🦔 Neither treasurer nor bookkeeper are in attendance to verify
 - Homeowner often auto pays as 4czRa out CX to set amount, not as an exact entry into Runt of their bill, which sometimes causes negative or positive balance
 - This fee has been reviewed in the Ropast and is has been 3?)67sconsidered}\$#8 🕒
- Homeowner requests details of what 🍌 is included in the transfer fee
 - Homeowner would like us to consider if this was fair
 - Homeowner requests that board take action to have this pulled from the escrow

Board cannot action or vote on an item not on the agenda, per the Brown Act

- Board member reiterates that this fee is consistent in every home sold in the last 12 years of his experience, and this fee has been discussed and I'll ok You to reviewed
- Also this is difficult since homeowner has been closing this deal for ten days and only learned today that this bill was coming
- Board is unable to take action or vote on this item since it was not on the agenda
- Homeowner reminds the board this is a chance to review policies, consider fairness and better communication, and how they land on the community
- Community Member Aaruna Godthi mentions that the community has been Firewise certified and has received the signs
 - The committee would like this displayed at the community meeting
 - Firewise committee is curious to know if LCMWC would be able to incur the costs for installing the sign
 - LCMWC already has an extra sign post, and materials costs are small and within the amount that do not require board approval
 - The intention was to get two signs, ideally one at the location where the other community signs take place (water level, community board) and one at the entrance on Black Rd.

Review Meeting Minutes from this meeting

Sam makes a motion to approve the meeting minutes

Jim seconds

Motion 3-0

Adjourn meeting at 10:17pm