

# Minutes: Lake Canyon Mutual Water Board Meeting

Wednesday January 19, 2021 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.

**Call to Order / Start Zoom Meeting for remote meeting access:** 7:00 p.m.

Ru calls the meeting to order at 7:07 p.m.

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

**Also in Attendance:** Bud Everts, Matt VanHua, Aaruna Godthi, Mike Soultanian, Wais Achak

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

- Note on monthly report: PG&E did bill us this month, property taxes were paid, etc. but it is not put into Quickbooks and accounted for due to bookkeeper unavailability
- There was a faulty pressure mechanism that was repaired at the smaller tank for 19560 Manzanita
- Real Property and liability insurance went up \$1,673.00 due to wildfire risk, and that was negotiated down by changing from Replacement Value to Actual Value. But will research further and present an option to the board to reinstate Replacement Value for their consideration, along with the cost to do so.
  - Bud to look into the deductible and umbrella policy details
  - Option to look into other insurance companies
- On the Wells Fargo report there was a question about the "Pgande" account, which are PG&E costs

Mindi makes a motion to approve the consent agenda with the following omissions:

- 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.

Jim Seconds

Motion Passes 4-0

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

Link to Bud's full report [{here}](#) which details water supply, demand, and rainfall, all significantly improved!

- Maintenance: bridge has been repaired, one community retaining wall was inspected for bowing but none was found, replaced road reflectors

Mindi makes a motion to accept the reports

Jim Seconds

Motion passes 4-0

## Business

- [All] Water supply, demand, conservation and community communication (10 min)
  - Since last meeting, the spring has risen from 2.0 to 8.8 gallons per minute, more than 100% of our water needs
  - We are meeting all of our needs with the spring which will reduce our costs as we won't need to purchase San Jose water
  - This spring flow rate is high compared to the same time last year (drought year) and very good even for a regular year
  - Mike mentioned there is a second spring box that is also filling, which means there could be the option to have even more flow

- Perhaps the overflow could go to the emergency tank on a regular basis - this is an opportunity to look into
- When purchasing water from the creek, the raw water is more turbid and lower quality, but the filtration plant filters it out so the tap quality at each home is the same
- Signage in the neighborhood and on the website are updated to reflect that water is OK (no longer Low / Conserve messaging)
- [All] Potential changes to water rates / tier levels (10 min)
  - Current rates are 1 cent per gallon for up to 90 gallons and then 2 cents per gallon for over 90 gallons per day
  - Board discusses going back to normal threshold
  - Community water state of emergency still in effect to follow State of California declaration

Casey makes a motion to restore our rates to the rates previous to the drought which was: 1 cent per gallon for up to 200 gallons and then 2 cents per gallon for over 200 gallons per day

Effective date would be retroactive to January 9, 2022 and apply to the bill to be sent in February.

Jim seconds

Motion passes 4-0

- [All] Vote on revision of bylaws to allow electronic communication of water rate changes, instead of mail
  - Discussion to change the following bylaw from:
    - *2. A service charge, consumption fee, and an allocation fee, per improved parcel to be determined yearly at the May Members meeting or the June Board of Directors meeting. During periods of a State of Water Emergency, as declared by the Board of Directors, an increase to the service charge or consumption fees may be levied by a 4/5 majority vote of the Board. Subsequently, a **10-day public notice** will be given for any proposed rate increase before said increase will take effect. "Public notice" to the members shall be defined as **mailing a copy** of the proposed increase to the last known place of residence or business, with the 10-day requirement commencing on the date of mailing.*
  - And proposing it be changed to:
    - *2. A service charge, consumption fee, and an allocation fee, per improved parcel to be determined yearly at the May Members meeting or the June Board of Directors meeting. During periods of a State of Water Emergency, as declared by the Board of Directors, an increase to the service charge or consumption fees may be levied by a 4/5 majority vote of the Board. Subsequently, a **7-day public notice** will be given for any proposed rate increase before said increase will take effect. "Public notice" to the members shall be defined **as mailing a copy or sending a copy via electronic mail** of the proposed increase to the last known place of residence or business **or to the last known electronic mailing address**, with the **7-day requirement** commencing on the date of **notification**.*
  - Discussion of whether the language should be explicit to email or allow the option to mail or email
  - Rationale for the 10 day notice updated to 7 day notice is to make the process shorter, and typically we do not require more than a week to get the word out in the community
  - Board discusses some concern about explicit opt-in or opt-out process, as well as members who might not have or use email, and discusses how we are a small community and we will use best judgment
    - At this time all members have an email but that was not the case previously, and might not be the case in the future
  - This change will allow us to use less paper and be more sustainable with our business practices
  - This change allows us to use a modern form of communication

Sam makes a motion to accept the proposed change to the bylaws  
Motion passes 5-0  
Unanimous vote  
Change to the Bylaw approved

**Review Meeting Minutes from this meeting**

Jim makes a motion to accept the minutes  
Sam seconds  
Motion passes 4-0

**Potential agenda items for next meeting**

- [Jim] Street Signage: Review updated signage options
- [Bud] Update on 6 inch pipeline engineering
- [Mindi] Action Item and Maintenance review
- [Bud] CSD payment of \$8000 annually to be regularly scheduled

**Adjourn:** Meeting adjourned at 8:26 p.m.