

Minutes: Lake Canyon Mutual Water Company Special Board Meeting

Thursday, April 9, 2020 7:00 p.m.

Held via Audio Teleconference

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 Conference Call for remote meeting access: 7:00 p.m.

Call-In #: (844) 801-6666 Access Code: 987178#

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

Residents also in attendance: John Lipka, Kenji Morita, Barbara Abel, Phil Abel, Sarah Ramsey, Adam Ramsey, Kirk Epperly, Traci Bonde

Non-residents in attendance: Gretchen Hayes: Grant Writer and Rachel Lebareddian: Member of Montevina Homeowners Association

Action Items

All residents: to ask if their employer offers non-profit matching programs or private corporate grant programs that could help our local community get internet access

All residents: to share any funding ideas they have with us before Monday's meeting

All residents: to share if they know of any grant programs offering funds to help rural communities get internet

All residents are welcome to email lakecanyonmwc@gmail.com with anything they learn regarding the above items. Thank you all in advance!

Jim or John to help Casey put together a survey to ask the neighbors for additional information

Jim to look into additional loan options

Rachel to share the resident questions above with her community as well

Bud to contact accounting firm regarding legal status as non-profit

Meeting Notes

Rebecca calls meeting to order at 7:04 pm

Background on quote received from Comcast - Rachel Lebareddian from Montevina

- Montevina has poor internet service and requested a 2018 proposal from Comcast, and got one in October 2018, and another in February 2020
- They knew about this process due to nearby Idylwild, which had been working and got Comcast installed in 2019
- Current proposal has permits - or so Rachel believes

- But the cost to the customer has doubled, so Rachel has been working to try to reduce that through negotiating with Comcast
- Current cost is approx ~\$1,400 per house if all 84 households are included
- On Idylwild, they could get a cheaper cost if there were more business units, so they pursued that and costs went from \$1,200 to \$800 per household (5 of 18 homes agreed to business accounts)
- Of the 33 residents in Montevina, 18 have agreed to the upfront costs
- She warned them that this is a moving target, because if fewer than 100% participate, the costs per household increase
- The Comcast penalty for those who do not contribute are to lock them out of getting service. Not sure of the length of time. Maybe 6 months?
- There is no governing organization for Montevina

Property Value Considerations

- This may feel like high upfront cost but will be very valuable for our properties

Surveying the residents

- Jim recommended we should put together a survey to understand who wants Comcast internet, who needs business accounts, etc.
- Casey mentioned this was already done several months ago
- Casey believes it would be worth to send out another survey now with COVID-19 and the work from home situation many residents are facing
- John and Jim both said they would help with a survey

Terms of Comcast proposal & Timeline details

- Funds for Comcast need to be together by mid-May, that is the deadline
- We have already asked for an extension due to COVID-19, and are waiting for the response from Comcast
- County permits will also expire, or perhaps have already expired (Comcast is being vague on this point) but we believe that should be easy to get extended
- Timeline from signing and funding is that everything should be complete in 6 months
- Possibility that Comcast quote could be reduced with a higher number of business accounts, and last survey we had 10 residents interested in business accounts in Lake Canyon

Grant application

- Specific grant being discussed is the USDA ReConnect Loan and Grant Program
 - Learn more at [Reconnect.usda.gov](https://reconnect.usda.gov)
- Grant application due next Wednesday for USDA - this is annually and 5-year grant
- This is a very long and detailed application - hundreds of pages and documents need to be submitted, including environmental reviews, etc.

- Comment from John that when we were trying to get the grant with the water board for the sewer, we learned it was more important to submit an incomplete application before the deadline than get it all right by the deadline.
- Gretchen believes federal grants are usually a bit stricter
- FYI USDA has already extended their original March deadline to April 15, 2020
- But it may not be possible to get that all pulled together by next week
- Time estimate for Gretchen Hayes to prepare this application is 40 hours
 - Additional detail from email: This would equate to \$2,600 @ her rate of \$65 per hour
- **Bottom line, this is a very tight timeline for a grant of this size**
 - John Lipka is asking for an extension for the grant application, has already submitted it and will share the details with the board
- **We have also already asked Comcast but they do not help with grant applications**

Additional Grant specifics

- This particular grant cannot be used to reimburse funds already spent, but there are other grants out there that do offer reimbursement
- Susan let us know that this grant is awarded on a points basis, and we would not qualify for any extra points. We don't have agricultural (most points) or education, or many businesses in the canyon.
- There are 70 applications already in the queue for this program

Grant Decision: We will not pursue the USDA grant. We will do our own research and reach back out to Gretchen to secure her services if we find the right grant opportunity

Other funding options (high level - to be discussed in more detail in Monday's meeting)

- We could do a loan plus money from current reserves
- We could look into the new COVID-19 FDA loans
- MIndi suggested we research other grants
 - Rachel found one on the call, a California specific fund due May 17
 - If anyone finds specific grants while researching, please send to Rebecca for consideration, and afterward we can re-engage Gretchen if we find a good option
- Gretchen suggested private corporate grants are sometimes a better option. Companies like Apple, Google might offer these, and if we have residents from those companies they may have individual referral channels to use to get corporate help.
- Casey suggested we look into corporate non-profit matching programs as Lake Canyon is (to be verified) considered a non-profit at the federal level but not state for taxes
- John suggested that some residents may be able to pay the portion up front, and Lake Canyon could get the rest out of their reserves
- Casey believes the current loan quote looks high, Jim agreed to look into new loans
- Current bank balance with Wells Fargo is \$118,112.56 as of today, April 9, 2020

Meeting adjourned at 8:22 p.m.

Meeting minutes approved at April 13th [special meeting](#)