

Minutes: Lake Canyon Mutual Water Company Board Meeting

Tuesday, September 22, 2020 7:00 p.m.

Held via Zoom Audio and/or Video Conference

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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.

Join Zoom Meeting:

<https://us02web.zoom.us/j/81872627951?pwd=YWNsc041ZU8zeE1RaThtR2Z5TTlIU09>

To dial in from your phone, for audio only: +1-669-900-9128 (from California)

Meeting ID: 818 7262 7951

Password: 933637

(If calling from outside CA., find your local number: <https://us02web.zoom.us/j/81872627951?pwd=YWNsc041ZU8zeE1RaThtR2Z5TTlIU09>)

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

Also in attendance: Bud Everts, Terry Truong, Ru Rajapakse, Barbara Abel, Phil Abel, Wais Achak, John Lipka

Rebecca calls the meeting to order 7:10pm

Business

1. Proposal on mechanism of a lease, amount of the lease, as well as new shed, possible shed placement, and costs involved
 - a. Recap from two meetings ago (that ended abruptly)
 - i. Proposal to line the stone pullout with small cabinets and it would not limit regular size vehicles
 - ii. Also had shown a draft lease to charge the homeowner to lease the space
 - b. Since, there have been additional conversations with Tom Newhall and Luke Bolinger
 - c. Turns out that Tom Newhall needs room for some fairly large tools that would not work in the cabinets that were previously been proposed
 - d. There are also things like paper products, etc that should likely be removed from the shed
 - e. Also spoke with Rebecca Cabral about the same type of project at treatment plant, lining the retaining wall with cabinets, but that does mean we may have to move it again soon because of the potential for selling that site in the future
 - f. Conclusion is that the most fiscally responsible thing to do is to fix the shed where it is right now. Luke Bolinger is disappointed but understands. Susan Ady recommends we do this before it rains - it is leaking around the skylight, remove unnecessary items, repair it, beautify it, and put it on the maintenance plan so it is regularly maintained
 - g. No proposed change in parking / vehicles
 - h. Bulk of equipment and tools in the shed is for road maintenance, so even if we go to SJ Water and no longer need water treatment (only distribution and may still need to chlorinate) we would still need the shed
 - i. Reminders: Homeowner believes the road is encroaching on his property by about 4 feet. So he would like to continue to park his car by the shed. He had his property surveyed when it was purchased.

Susan Ady makes a motion to move forward to contract with Tom Newhall to do necessary repairs to the shed as soon as possible, to consult with Luke Bolinger on color schemes and what to do to make the shed more visually pleasing. It will also be added to the regular maintenance plan to maintain the shed and all structures we own, and this will be recorded in the capital improvement plan.

Casey Farrand seconds the motion

Motion passes 4-0

2. Review and approve bids for October tree work to create defensible space around tanks and water treatment plant to improve safety and security: Juan Reyes, Agricon, Geddes: expenditure \$10,500
 - a. We have gotten two bids for tree service to increase and improve the defensible space surrounding the Water Treatment Plant and our two Water Tanks
 - b. This would greatly enhance the ability to maintain the structural integrity of our infrastructure, in the event of a fire, in addition to enhancing the attractiveness of the property, should it be sold in the future if we choose to obtain our filtered water from San Jose Water Company.
 - i. The two companies, and their bids are:
 - ii. [JR Landscaping & Tree Service](#) \$12,500 - \$15,000
 - iii. [Agri-Con Tree Care Professionals](#) \$10,500 (maximum cap)
 1. 2-3 day work (max 3 days) no price difference to blow chips (to reduce weeds) or to remove
 - c. A third bid was requested from Ian Geddes Tree Care, and they came out to view the scope of work, but have not yet submitted their bid in time for this meeting
 - d. Both companies came recommended from previous work within the community
 - e. Tree service would include primarily cutting down very far but not removing to maintain root integrity
 - f. Several board members agreed this is important preventative work
 - g. This is not specifically budgeted for, but we do have a significant funds in the bank (\$162.5k as of today)
 - i. We would remain above our emergency funds if this were spent
 - h. Predominantly bay trees and some fir trees that would be taken down, redwoods will be limbed up for fire prevention and one small 8 inch diameter redwood near the road by the hydrant is recommended to be removed
 - i. If any oak is removed, Bud to monitor and coordinate in case community members want it for firewood

Mindi makes a motion to approve the Agri-con proposal and to begin this work

Jim seconds

Motion passes 4-0

3. Dry Run Annual meeting content
 - a. [Year in Review](#) (Mindi)
 - i. Recommendation to add photos and names of board members
 - ii. Include real pic of Laurel Curve signage if possible
 - iii. Add community baked good exchange for some COVID topics that are uplifting
 - iv. Add community members by name that worked on the Oak Ct emergency exit
 - v. Remove parking lot slide
 - vi. Add slide (to be done at very end of all presentations) including reminders of what community members can do to help (e.g. share surveys, share emergency text info, etc)
 - b. Financial Review
 - i. As treasurer Bud will call out upcoming costs, but would like the priorities discussion to come from the Board
 - ii. 2020 - 2021 Priorities - to be presented by Rebecca
 1. Priorities include pipeline project, fire safety, and SJ Water
 2. Agreed to add additional priorities: center of the road surveying and road/bridge safety
 - c. What is on the radar/priorities for the board going into the next year
 - i. Casey to provide Comcast update
 1. No content was previewed on this topic

- 2. Topic moved to community presentations
- ii. Jim & Kirk to present on Laurel water pipe plans
 - 1. No content was previewed on this topic, but Jim shared his intent for the presentation was to make folks aware we will look at this in the coming year, probably to look at engineering plans
 - 2. This topic to be removed and only discussed high level in Rebecca's slide
- iii. Susan to briefly pull up [Lake Canyon website page on water conservation](#) and let folks know 1-2 things they can do to conserve
- d. Community presentations
 - i. [Firewise](#) (Susan) - same content as reviewed previously, keep [sign up link](#) on agenda
 - ii. Wildlife presentation - have not yet heard back from Andi Henke. Tanya Diamond is excited about doing a presentation! Plans to talk about CZU fire changes that have brought more wildlife, how to be calm around mountain lions.
 - 1. Susan to let Andi know this is covered
 - iii. Jim to discuss [emergency exits](#)
 - 1. Shows maps of the fire exit discussed
 - 2. Cars currently would struggle on Oak Ct if they are low
 - 3. Two county locked gates will remain locked unless there is an emergency
 - 4. Leads to Montevina Rd to evacuate from there
 - 5. Will leave walk-through options for Q&A
 - 6. Shows map of back of canyon path, single file path and parts no path at all
 - 7. Absolutely last resort, note recommended and only to organize walks with the Abels as you cross their property
 - 8. Recap: Front exit is the safer way to go, though it is still a challenge for low cars, and gates will be dealt with
 - 9. Feedback to make Beardsley clearer on the map, label creeks
 - iv. Emergency preparedness
 - 1. Mindi to help put Rebecca's photos into slides
- e. Community reminders
 - i. Do your part to conserve water!
 - ii. Share unrecorded surveys with the board
 - iii. Share cell # and provider to create emergency text alert system
 - iv. Ensure you know how to turn off your water and propane tank in the case of an emergency, and enlist a friendly neighbor as well (in the case you are not home when disaster hits)
 - v. Volunteer! We need volunteers to work on Firewise, trail work in the back of canyon, etc.
 - vi. Drive slowly and safely!
- f. Ballots
 - i. Reminder to go out with financials and let folks know about ballot options & agenda

Review Meeting Minutes

Susan motions to accept minutes

Jim seconds

Minutes approved 3-0

Confirm next meeting agenda items

Wed., October 21, 2020 7:00 p.m. Monthly Meeting

1. Elect board officers
2. Conversations with San Jose Water Company on hookup next steps
3. Discuss getting estimate for community-wide survey of road
4. Ways to stimulate water conservation
5. Monthly rate and per gallon charge rate study
6. Review labor rates and ensure compliance with related bylaws
7. Discussion of idea raised to supply fire hose

To be moved to Nov meeting

1. Hardship policy, including leak adjustments: review proposal

Adjourned: 9:51 p.m.