

Minutes: Lake Canyon Mutual Water Company Board Meeting

Tuesday, July 21, 2020 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: Jim DiZoglio, Mindi Porebski, Susan Ady, Casey Farrand

Also in attendance: Bud Everts, Phil Abel, Barbara Abel, Wais Achak, Ben Oberg, Kirk Epperly

Casey calls meeting to order at 7:05 pm

Reports:

To access Bud's full report ([link](#)) please see our website at lakecanyon.com

Financials

- Significant cost changes this month include increase in PG&E and SJ Water, bookkeeper fees, and stamps / PO Box rental
- Bud to find if 2 rolls of stamps made it into the report (\$110) and also to black out sensitive info and share bank reconciliation and Wells Fargo with board

Mindi motions to approve the financials, Susan seconds.

Financials approved 3-0

Water

- Specific usage not yet available

Staff

- Training online this Thursday for Ethics for Board Members

Maintenance

- Will need to move water hookup at 19388 Beardsley
- Repair needed - pinhole leak - at 19160 Beardsley
- Exercise valves
 - Ben, Jim, and Mindi worked the large valve when doing trail maintenance
 - Food grade silicone spray can also be used to help alleviate the problem
- WD 40 and Citric acid at tanks
- Ben, Mindi, Jim and his family have been doing trail maintenance at the trail to the spring box
 - Easy tasks work in progress, clearing and widening trail
 - Harder tasks will require more work and costs - e.g. decking, stairs
- Following up on bridge damage and tree removal
- Johnson railroad ties
- Black Road and Beardsley intersection - county agrees it is unsafe, but they don't do mirrors. Instead they will clear brush and try to remove a berm if it can be done
- Working on mirror for upper Beardsley
- Will fix pothole at entrance to Beardsley
- Chlorine line has pinhole leak and needs replacement - high pressure tubing available at the plant
- Fire lane and speed bump painting
 - Painting done primarily along curves/corners
 - Questions raised on fire department involvement and code requirements. Bud will contact the fire marshall for guidance and suggestions
 - Bud and Susan to connect to contact fire department to get advice on this and Firewise program
- Tightening bolts on bridge
- Scheduling annual meeting
 - Option to remove the need for a formal in-person meeting due to COVID-19

- Kirk sees a possibility in the LCMWC Bylaws to just continue on with the existing board if the community is OK with that. 4 of 5 board members have already expressed interest in serving again.
- How to deal with ballots, etc. questions raised on electronic vote and mail in ballots
- Bud to ask in Thursday's training with RCAC and see what other companies are doing

Communication and Correspondence

Charlie expressed interest in management insurance (which we have) and 5% water rate increase

Phil sent email in regards to shed placement and parking

Business

1. Conversations with San Jose water on hookup next steps
 - a. No updates this month
2. Labor costs: consider wage rate changes
 - a. Rates for Tom: contractor rate is \$100/hr, maintenance is \$40/hr, which is very low for the current going rate. He is always available for emergencies
 - b. Kirk and Bud believe a competitive rate is \$60/hr for maintenance, keep contractor work at \$100/hr
 - c. Going rate determined informally by rate used for CSD rates, personal experience, etc.
 - d. Bud recommends we do a small analysis of wage rate increases every year in May

Susan makes a motion to approve the rate increase, Jim seconds.

Motion passes 4-0

3. Updates on Comcast internet project, potential road delays, etc. from LCCIC (Lake Canyon Community Internet Committee)
 - a. LCCIC lead has been in contact weekly with Comcast
 - b. Estimate is that work will continue until "end of summer" but seems more like October timeframe
 - c. LCCIC group will reconvene to discuss
 - d. Melody has discussed with Lakeside School, and they are willing to support the initiative with the county and state
 - i. Mindi is supportive of working through the schools to get our school children access
4. Discuss getting estimate for community-wide survey of road, and proposal to gather as many existing surveys as possible from community members
 - a. Non-recorded surveys by licensed surveyors could be very helpful. Recorded ones should be available on the website
 - b. Board is beginning to host discussions about having the community surveyed
 - c. We are trying to make people aware of where the easement is. We may also need to survey where the road is existing (as-built)
 - d. This would allow the board to know if someone wants to build something new into the easement; existing structures remain as existing non-conforming
 - e. Mindi to include in email the request to the community to gather as many existing surveys as possible from community members
5. Recommendations and next steps for back of canyon trail maintenance
 - a. To make this a safe and comfortable exit would be a lot of work
 - b. Jim & family, Mindi & Ben have been working on simple maintenance
6. Gauging interest in proposal for a gate across the road in front of the community
 - a. Wais mentions that there have been issues with crime and people who don't live here coming around, mail theft, and lives here for the safety and private road
 - b. Concern that general crime and safety is not on the agenda nor in our scope, only if it involved water/road
 - c. Private community members can organize additional activities if they are concerned about crime or safety
 - d. A community group could form and make requests to the board if signage along the road or similar is needed. Neighborhood watch signs might help.
7. Reminding neighbors to clean up after pets along the road

Reviewed Meeting Minutes

Susan motions to approve the minutes

Jim seconds

Motion passes 3-0

Create next meeting agenda items: Tuesday, August 18, 2020 7:00 p.m.

1. Laurel Curve safety improvement project: status of signs and community discussion/committee
2. Hardship policy, including leak adjustments: review proposal
3. Proposal on mechanism of a lease, amount of the lease, as well as new shed, possible shed placement, and costs involved
4. Conversations with San Jose water on hookup next steps
5. Annual meeting
6. Discuss getting estimate for community-wide survey of road

Adjourned at 9:39 p.m.