

Minutes: Lake Canyon Mutual Water Company Board Meeting

Tuesday, June 23, 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, Rebecca Cabral, Susan Ady, Casey Farrand

Also in attendance: Bud Everts, Phil Abel, Barbara Abel, Kirk Epperly, Wais Achak, Luke Bolinger, Kenji Morita

Rebecca calls meeting to order at 7:07 pm

Reports:

See Bud's full report linked [here](#).

Water

Water usage is up 125 gal/household/day vs. 103 this month last year

Spring flow: 99.2% - creek water was only pulled due to pump outage

Staff

Bud and select board members attended several trainings:

- Recommendation was regarding using a board computer for board work, not a personal computer
- Recommendation to have documented policies: CSDA has a \$350 template that Bud will purchase
- Board members have management liability insurance
- We do not have documented median household income, but we don't qualify for grants typically
- We have some water rights documents in our permits, Bud to look for those in the files

Maintenance

Water hookup to be moved at 19388 Beardsley at owners cost

19160 Beardsley meter leak found during meter reading

July valve exercise

Cleaning around tanks, check for rust and apply citric acid

New signs on Laurel and new mirrors on upper Beardsley but the mirror did not solve the visibility issue

Mirror to be installed on Laurel curve

PG&E removed a Douglas fir but left logs on the hill, we are discussing the hazard with them

Proposed convex mirror at Beardsley & Black: to contact the homeowner as this may be personal property

Communication and Correspondence

San Jose Water project to be completed 2022, assuming CPUC approval. Will be expensive to run pipeline from Highway 17 (\$1-2M per mile estimate if SJ Water builds it)

1. Capital Improvement plan and rate study

- a. CSD plan for payback is not included here as that is more a debt to be repaid
- b. Need better engineered cost estimate for Laurel & Oak water line
 - i. Jim and Susan to make subcommittee with Bud to ensure costs are accurate from 2016 capital improvement plan and put together proposal to the board regarding what should be prioritized first and timeline
 - ii. Consider tank replacement vs. expansion to Black Road: should consider the various scenarios
 - iii. Bridge repair includes widening to 16-18 feet and putting in edges, reinforce current bridge
 1. Previously requested so homeowner could get a manufactured home through
 2. Widening was also discussed as part of 6 inch line project
 3. Railings at the very least would be a good improvement
- c. Rate study to be deferred until capital improvement plan is final. Rates have been flat for 4 years. If we raised rates by \$10 (5.5% increase) we get approximately \$6k annual which can move some of our projects along more quickly
 - i. Consider shorter-term financing over special assessments if we go to San Jose Water and sell

- the water treatment plant property
 - ii. Cost for required pipeline to Highway 17 is high, and may not be covered by property sale
 - 2. Earthquake and fire emergency evacuation plan: Determine next steps for both emergency paths, including: signage, consideration of personal property when accessing Oak Ct exit, communication to community and posting on web, combination to open gate at end
 - a. Review Oak Rd emergency Exit photos
 - i. One area requires work to get a 2WD car through there
 - ii. A couple of turns and then you go up the hill to a gate
 - iii. Two gates to get through - both have a CSD lock and we need to find a way to handle this
 - i. CSD could provide these codes, but if they were misused it would be a problem.
 - ii. Idea raised to work with the county to bless our use of these codes not just for maintenance but also for emergency egress
 - iii. Possible to have community bolt cutters available in the case of emergency
 - iv. Kirk to speak with Deborah to see if there is a simple path forward in regards to the locks
 - b. Review back of canyon emergency exit path photos and videos
 - i. Hiked from Black down to pipe, hike was OK for ~1500-2000 feet was very easy to navigate, but once you get to the pipe it is very overgrown and very little path
 - ii. Gate behind school is very simple latch, no lock
 - iii. Terrain is very hilly, very steep hill and might be a panic as an emergency exit
 - iv. Very little path until approaching Phil's house, there is ~1000 feet of single path
 - v. Pipes to spring box have lots of poison oak unless you are near the vines, that is better
 - vi. Exercised all valves at spring box and water cleared out very quickly
 - vii. Pipes with leaks: one is not supposed to be leaking (looks like area of previous repair) and one is the overflow (U shaped and over swale)
 - viii. Pipe above creek is very low - Jim could reach up and touch it
 - i. Land is MidPen Open Space, but improvements like ropes, stairs, might be allowed because we have an easement to maintain our pipes
 - ii. Possible that a group of people over several weekends could improve this into a path
 - iii. Path markers recommended - something bright but eco-friendly - to mark the trail
 - iv. Recommendation to lift the pipe higher where it crosses the creek
 - ix. Jim and Mindi to take a hike out to assess
 - c. Firewise presentation
 - i. Resources:
 - i. Sunset Ridge Road - Firewise Multi-Year Plan
 - ii. Firewise USA recognition program
 - iii. LC Firewise presentation
 - ii. Program to raise awareness, work with your local fire department, hold education and work parties, and take action to make community more fire safe
 - iii. Will get recommendations

Susan recommends forming a committee and Bud will assist

Jim seconds

Motion passes 4-0

- 3. Plan for Lake Canyon shed update: review proposed plan from Susan and agree on next steps
 - a. Shed is located on park property which is considered by the county to be owned and maintained by the water board, and has no taxes associated. The land belongs to nobody, but maintaining it is part of the water company's job. The park property begins at the stone turnout next to 19468 Beardsley and continues all the way to the curve in the road in front of 19515 Beardsley. The whole hillside is park property
 - b. Current shed is very rotten and in bad shape
 - c. Homeowner at 19515 Beardsley currently parks his car there. He believes that if the shed were not there, it would be safer for cars to be able to pass and navigate the turn. Homeowner is willing to compensate us for use of the land
 - d. Tom actually would like a bigger shed for maintenance. Considering narrow but wide sheds

- e. Considering placing it in turnout near the bridge that is also park property
- f. Tom also believes there are several sites on the plant property where the shed could be built
- g. Consider an annual lease to assess the use of that property for a fee, apply it to the cost of moving & building a new shed. From there into the future, put it into funds for repairs of the hillside.
- h. Homeowner shows picture with circle in the road that he believes is the center of the road marker
- i. Board to perhaps survey the whole road and possibly county monuments installed
- j. Concern raised about placement in road pull-out near 19468 Beardsley vs. turn, both are possible safety issues
- k. Rebecca requests photographs of possible locations for future meeting

Susan motions to move forward with investigating the mechanism of a lease, amount of the lease, as well as new shed, possible shed placement, and costs involved, and to bring back a proposal to the board's next meeting

Jim seconds

Motion passes 3-0

4. 19388 Beardsley Road Status

- a. Homeowner at 19388 Beardsley has started to disassemble his retaining wall and has requested Tom to relocate the water meter

Review Meeting Minutes

Mindi motions to approve the minutes

Susan seconds

Motion passes 3-0

Create next meeting agenda items: Tuesday, July 21st, 2020 7:00 p.m.

- 1. Conversations with San Jose water on hookup next steps
- 2. Labor costs: consider wage rate changes
- 3. Laurel Curve safety improvement project: status of signs and community discussion/committee
- 4. Hardship policy, including leak adjustments: review proposal
- 5. Updates on Comcast internet project, potential road delays, etc. from LCCIC
- 6. Discuss getting estimate for community-wide survey of road
- 7. Proposal on mechanism of a lease, amount of the lease, as well as new shed, possible shed placement, and costs involved

Adjourned at 10:21 p.m. to next board meeting on Tuesday, July 21, 2020