

# WYNOLA WATER DISTRICT BOARD OF DIRECTORS

## QUARTERLY MEETING MINUTES FY 99-00

SATURDAY OCTOBER 16, 1999

9:00 A.M.

THE MITCHELL RESIDENCE:

1339 SPRINGVIEW ROAD

WYNOLA ESTATES

SANTA YSABEL, CA 92070

1. **The October 17, 1999 Quarterly Meeting** of the Board of Directors, Wynola Water District, was held at the Mitchell residence, 1339 Springview Road, Wynola Estates, and was called to order at 9:08 a.m. by the President. Those attending were: George Ellis, President; Malcolm Dyos, Vice President; Robert Franke, Robert Gans and Ray Mitchell Directors, Joyce Gans, Secretary/Treasurer to the Board, with guests, Pete Miller, Sandra Gray and William Stovall.
2. **Corrections to Agenda** have been suggested to add Miscellaneous under Old Business and Water Systems Issues under New Business. Also, Directors request that prior to completion of each Agenda that the President solicit input from each Director. Changes noted by Secretary. MOTION to accept Agenda and Minutes made by Director Dyos and seconded by Director Franke, passed.
3. **Treasurer's Report**; MOTION to accept by Director Franke and seconded by Director Dyos, Passed.
4. **Audit Report**, Under item 1. C. needs to include the value of volunteer effort. All agree that next Audit should contain more detail. Board decided that a review needs to be done in the early spring to decide which firm will do the next audit.

Director Dyos agreed to review the insurance held by the District and requested that all volunteers keep a record book of all volunteer time provided to the District. Notebook to be kept in the pump house. Director's Franke and Mitchell agreed to organize the timekeeping format. Director Mitchell suggested a Homeowner fire protection plan at a later date.

5. **Director Reports**, Director Mitchell supplied copies to everyone of the Water Operations Report for 7/18 to 10/16. Jack McMahon recommends that the District have Ransom Brothers check electrical systems on all wells.

Director Dyos pointed out that the filling of all the new swimming pools put a strain on the pumps. President Ellis agreed to draft a letter to be included with the spring water bills requesting homeowners to fill pools over a 5-day period. Discussion about the establishment of a volume cut-off point, the ability to shut off a homeowner's water, and to explore our legal rights.

Water Operations Board Members and Jack McMahon to develop

- Deepening of wells
- Management of system
- Enhancement of water system

Director Dyos Board Report will update.

Director Gans to monitor Bond interest rates for the time being.

6. **Old Business**

- a. The Board's checking account has been relocated to the local branch of Valley Independent Bank as of the first part of September.
- b. The Secretary reports that the cost of the 44,000-gallon holding tank totaled \$15,110.68 when installed.

7. **New Business**

- a. Liability coverage issue—Director Dyos to research
- b. Records Management—Assigned to Director Mitchell, President Ellis and Joyce. All are to bring lists of records in their possession to the next regular meeting
- c. Water Systems Issues—Director Dyos has been notified that the Myers property was having its water tested for excessive chlorine. It was pointed out that Well #2 had to stop being chlorinated last year due to the same problem. It was suggested that a sign be posted on Well #2 to NOT ADD CHLORINE TO THIS WELL. Director Dyos agreed to meet with Mr. Myers. Director Franke agreed to post the sign.

- d. Miscellaneous New Business—The district has no obligation to have an official Treasurer. Joyce Gans serves as the Board’s bookkeeper, in addition to being Board Secretary, but her responsibilities do not include being Treasurer.
8. **Adjourn:** At 10:50 Director Franke made the **motion** to adjourn this meeting of the Wynola Water Board Quarterly meeting. The motion was seconded by Director Dyos, and passed unanimously.

Respectfully Submitted,

Joyce E. Gans  
Board Secretary

**WYNOLA WATER DISTRICT  
BOARD OF DIRECTORS**

**SPECIAL MEETING**

MONDAY, DECEMBER 6, 1999

7:30 P.M.

THE GANS RESIDENCE:

1634 OAKFOREST ROAD

WYNOLA ESTATES

SANTA YSABEL, CA 92070

**A Special Meeting of the Board of Directors, Wynola Water District, acting in its capacity as the Control Committee** for the administration of the Covenants, Conditions and Restrictions of the Wynola Estates, was held at the Gans residence, 1634 Oakforest Road, Wynola Estates, and was called to order at 7:45 P.M. by Malcolm Dyos, Vice President. Those attending were Malcolm Dyos, Vice President, and Directors Ray Mitchell, Bob Franke and Robert Gans. President George Mitchell was absent.

**1. Manufactured Housing:** A discussion was held regarding the applicability of Manufactured Housing to the paragraph in the CC&R's which prohibits the use of "prefabricated, prebuilt or preconstructed" materials in the construction of any building in the Wynola Estates. On Motion of Director Gans, seconded by Director Mitchell, and passed unanimously, it was determined that that paragraph of the CC&R's does prohibit Manufactured Housing.

**2. Adjourn:** At 8:15 P.M., Director Franke made the **motion** to adjourn the meeting. The motion was seconded by Director Mitchell, and passed unanimously.

Respectfully Submitted,

Robert A. Gans  
Secretary (Acting)

**COMMUNITY SERVICE AREA 16  
ADVISORY BOARD  
MINUTES OF QUARTERLY MEETING**

9:00 A.M., SATURDAY, OCTOBER 16, 1999  
THE MITCHELL RESIDENCE  
1339 SPRINGVIEW ROAD  
WYNOLA ESTATES  
SANTA YSABEL, CA 92070

1. **The Quarterly Meeting** of CSA 16, was held at the Mitchell residence, 1339 Springview Road, Wynola Estates, and was called to order by President Ellis at 10:55 a.m. Those attending were: President Ellis, Vice President Dyos, Directors Gans, Franke, and Mitchell, Joyce Gans, Bookkeeper to the Board, with guest William Stovall.
2. **Review/Approve Agenda**, motion was made by Director Mitchell and seconded by Director Franke to accept the agenda as written was passed.
3. **CSA 16 Legal Authority**, it was noted that as of January 2000 all CSA's will become Permanent Road Departments or PDR's. This change is significant in that we will obtain control over our finances when the Senate Bill goes into effect on 1/1/00.
4. **Romero Report**, on October 21, at 9:30 a.m. several Board members will meet Mr. Romero and members of the Road Division to walk street by street to review needed repairs, most significantly Springview and the Gray/Gonzales driveway. They will also discuss any secondary issues.

Director Gans reports that the Wynola Water Board has no authority on CSA 16, and that the County seeks out an Advisory Committee.

**Maintenance Program** President Ellis to discover the cost of Chip and Seal project, Snow removal, and correcting drainage & flooding.

A need to establish a reserve for major repairs was discussed

President Ellis to research the need for quarterly reports with Mr. Romero

5. **Motion to Adjourn**, made by Director Dyos and seconded by Director Franke. This quarterly meeting of CSA 16 was adjourned at 11:35 a.m

Respectfully Submitted,

Joyce E. Gans, Board Secretary

# COVENANTS, CONDITIONS, & RESTRICTIONS CONTROL COMMITTEE

## QUARTERLY MEETING MINUTES

Saturday, October 16, 1999

9:00 A.M.

THE MITCHELL RESIDENCE

1339 SPRINGVIEW ROAD

WYNOLA ESTATES

SANTA YSABEL, CA 92070

1. **The Quarterly Meeting** of the CC&R's Control Committee was held at Mitchell residence, 1339 Springview Road, Wynola Estates and was called to order by President Ellis at 11:38 a.m.
2. **Lot #14**, Lopez Property on Glenside. The Board has received a formal complaint from another home owner. Highlighted in the complaint were:
  - the fencing, i.e. barbed wire and chain link
  - health problems from large cement pond, necessitating four visits from the health inspector.

In the CC&R's – fencing is an issue with the possibility of causing problems with drainage and from the standpoint of health and safety of the community.

Director Dyos spoke to Mr. Lopez, and found that Mr. Lopez desired to drill his own well to provide constant water flow to the pond. President Ellis stated that it is probably not likely that the Board would allow him to drill a well as all home owners would then want to do the same

Ms. Grey volunteered to telephone the County to explore the rules regarding a pool that is 8 to 10 feet deep with no fencing around it, as well as polluted ponds.

- a. President Ellis is to draft a letter and send it to Mr. Lopez on his fencing.
- b. Also the Board is to do a letter of support for Ms. Grey to use as needed.
- c. President Ellis to telephone the Health Department and explore problems as a Water Board issue.

3. **County Counsel Letter**, Director Gans stated that the Water Board has no authority to enforce. This letter to be copied and distributed to all Board Members. President Ellis and Director Gans to formulate a letter to an outside attorney on means to generate funds. Need to authorize funds to be spend to explore this.
4. **Next Steps:**
  - a. Committee ready to advance
  - b. Authority to expend funds to CC&R attorney to answer questions
  - c. Director Mitchell points out the need to have new CC&R's read by an attorney and put into proper language, do we have language in new CC&R's that is enforceable?
  - d. There was mention of the possibility of a need for a CC&R assessment fee.
  - e. Director Gans to draft letter to CC&R attorney
  - f. Prior authorization of expenditure continues
  - g. CC&R's need to be recorded by 1/1/00
5. **Motion to Adjourn**, made by Director Dyos and seconded by Director Gans. The meeting was adjourned at 12:17 p.m.

Respectfully submitted,

Joyce E. Gans  
Board Secretary