

WYNOLA WATER DISTRICT BOARD OF DIRECTORS

THIRD FISCAL QUARTER MEETING
FISCAL YEAR 1999 - 2000

9:00 A.M., SATURDAY, JANUARY 15, 2000
THE MITCHELL RESIDENCE:
1449 SPRINGVIEW ROAD
WYNOLA ESTATES
SANTA YSABEL, CA 92070

1. **Attendance:** George Ellis, President, Malcolm Dyos, Vice President; Bob Franke, Robert Gans and Ray Mitchell, Directors. Robert Gans was Acting Secretary. Guests were Paul Lewis, Jack McMahon, Bill Stoval, Norman Billings, Bill and Kathleen Mueller and Gene Meyers.
2. **Approval of Agenda:** Certain changes were made in the order of the Agenda. The Agenda was then approved by unanimous vote, after noting that this was the third regular Board Meeting in Fiscal 1999 – 2000, and that Director Mitchell's correct address was 1449 Springview Road.
3. **Approval of Minutes:** The Minutes of the October 16, 1999 Meeting were reviewed. Ransom Brothers was corrected to read Ransom Pump and Supply. The sentence referring to an update by Director Dyos was deleted. The revised minutes were then approved by unanimous vote. After dealing with these weighty issues, the meeting continued.
4. **Treasurer's Report:** Director Gans presented the Treasurer's Report. It was noted that property tax income from the County of San Diego appeared to about \$5,000 short of Budget. Director Gans will call the County to see if a check is being processed. The Board Secretary will advise the Board at the next meeting as to whether there are any delinquent water accounts.
5. **Water Operations Report.:** Directors Mitchell and Franke presented the quarterly water operations report. On November 18, there was a significant break in the line caused by a backhoe. It took 55 hours of volunteer labor to repair the break. Builders of new homes in the Estates will be required at plan check by the Board to call the County to get information showing the location of underground utilities, the width of roads, etc., before being permitted to commence construction.

The County inspected the water system on December 6, 1999. Additional testing is required for nitrates, radiochemicals, lead and copper. Also, additional documentation procedures are needed. Total annual cost is estimated at \$1,420. The Board is required to report the results of the inspection to all lot owners. Barbara Keresztury is our "Certified Water Operator" and will be asked to do the additional testing.

Water service to Lot 14 was turned off by the Board, after discovering that there was a substantial defect in the owner's irrigation system, leading to water usage in this past quarter of 645,000 gallons, about 15 times normal usage.

Director Dyos will chair a committee, to include Director Franke and Gene Myers, to develop a recommendation to the Board at a special meeting to be held at 9:00 A.M., Saturday, February 12, at the Dyos home. The recommendation will be regarding the possible implementation of a two-tier water rate system. The Board Secretary will distribute to all attendees at today's meeting, copies of the last two years' of water usage reports.

6. **Water Permit.** The Board Secretary will check the files for documentation regarding the existence of a water permit.
7. **Termination of Water Service for Cause.** The Board's attorneys, Epstein Danow Howell & Gatlin, will be asked to write the Board a letter advising the Board regarding the termination of water service for cause.
8. **Emergency Notification Plan.** Director Franke will fill out and submit a County form describing the District's Emergency Notification Plan.

The Board Secretary will include in the next quarterly mailing of water bills a note that shows the emergency contact phone number on file for each lot owner, and that asks lot owners to advise the Secretary if there is a change.

9. **Current Lot Owner List.** The Board Secretary will, after suitable recovery from the foregoing tasks, provide all Board Members with a current list of the names and phone numbers of all lot owners.
10. **Insurance.** It was noted that the District has no insurance for theft or property damage, only liability. Director Dyos will check with other Water Districts to see what insurance they carry. The Board Secretary will organize all files on the subject of insurance, and will put them in a binder.
11. **Financial Review.** Director Gans will engage local CPA Rebecca Leurs to review the Board's financial and insurance procedure and make recommendations for improvements. The budget for this task is \$500.

12. **Adjourn:** At 12:02 Director Dyos, seconded by Director Mitchell, made the **motion** to adjourn. The motion passed unanimously.

Respectfully Submitted,

Robert Gans
Acting Secretary

COMMUNITY SERVICE AREA #16
ADVISORY BOARD
THIRD FISCAL QUARTER MEETING
FISCAL YEAR 1999 - 2000

9:00 A.M., SATURDAY, JANUARY 15, 2000
THE MITCHELL RESIDENCE:
1449 SPRINGVIEW ROAD
WYNOLA ESTATES
SANTA YSABEL, CA 92070

1. **Attendance:** The meeting was called to order at 12:09 PM. Present were George Ellis, President, Malcolm Dyos, Vice President; Bob Franke, Robert Gans and Ray Mitchell, Directors. Robert Gans was Acting Secretary. Guests were Paul Lewis, Jack McMahon and Bill Stoval,
2. **Agenda:** The agenda was approved by unanimous vote.
3. **Minutes of Prior Meeting:** The minutes of the October 16, 1999 meeting were approved by unanimous vote.
4. **Budget:** A proposed budget for Fiscal 2000 – 2001 was received from the County and was approved by unanimous vote, subject to confirming with the County's representative, Robert Romero, that certain action items, such as tree trimming, were included in the budget.
5. **Adjourn:** At 12:35, the meeting was adjourned by unanimous vote.

Respectfully Submitted,

Robert Gans
Acting Secretary

**CONTROL COMMITTEE FOR THE WYNOLA ESTATES
CONDITIONS, COVENANTS AND RESTRICTIONS**

THIRD FISCAL QUARTER MEETING
FISCAL YEAR 1999 - 2000

9:00 A.M., SATURDAY, JANUARY 15, 2000
THE MITCHELL RESIDENCE:
1449 SPRINGVIEW ROAD
WYNOLA ESTATES
SANTA YSABEL, CA 92070

1. **Attendance:** The meeting was called to order at 12:32 PM. Present were George Ellis, President, Malcolm Dyos, Vice President; Bob Franke, Robert Gans and Ray Mitchell, Directors. Robert Gans was Acting Secretary. Guests were Paul Lewis, Jack McMahon and Bill Stoval,
2. **Agenda:** After adding "Approval of Agenda" to the Agenda, the Agenda was approved by unanimous vote.
3. **Minutes of Prior Meetings:** The minutes of the October 16, 1999 meeting and the special December 9, 1999 meeting were approved by unanimous vote.
4. **Manufactured Housing:** The Board's decision at the December 9 special meeting to prohibit manufactured housing, unless an exception was granted by the Board, was reviewed and approved by unanimous vote.
5. **Revision of CC&R's:** The Board decided by unanimous vote that it would be too expensive to engage an attorney to review and revise the CC&R's. Instead, Gene Meyers, a retired real estate attorney residing in the Estates, volunteered to develop a new set of CC&R's, taking into account all the specific concerns expressed in the current draft of revised CC&R's, but written in proper legal format and content. Two key items to include in the new draft will be a paragraph on enforcement and a paragraph on fee assessments to pay for enforcement and administration.
6. **Adjourn:** At 12:54 the meeting was adjourned by unanimous vote.

Respectfully Submitted,

Robert Gans
Acting Secretary