

**WYNOLA WATER DISTRICT  
BOARD OF DIRECTORS  
MINUTES  
THIRD FISCAL QUARTER MEETING  
FISCAL YEAR 2001-2002  
9:00 a.m.**

9:00 a.m., Saturday, January 19, 2002  
THE MITCHELL RESIDENCE  
1449 SPRINGVIEW ROAD  
SANTA YSABEL, CA.

1. **Attendance:** President Ellis called the meeting to order at 9:08 a.m. Those attending were George Ellis, President, Ray Mitchell, Vice President, Robert Gans, Pete Miller, and Robert Franke Directors, Joyce Gans, Office Manager. Guests attending were; Bud Segni, John and Paula Lutes, Ed Huffman, William Stovall, and Norman Bild.

President Ellis welcomed all visitors.

2. **Approval of Agenda:** President Ellis requested the addition of a new item #3 to be "Election of Current Year's Officers". Director Gans requested the addition of a new item 4.b. for review and approval of the proposal from the audit firm of Hosaka, Nagel & Company to prepare the Wynola Water District's annual audit for this fiscal year. Director Gans also requested the addition of new item 6.f. under Old Business of Setting the Date for Review of Water Rates. Other Old Business becomes item 6.g.

A motion to accept the Agenda as amended was made by Director Gans and seconded by Director Miller. The motion passed.

3. **Approval of Minutes:** Minutes from the Regular meeting from October 20, 2001 were reviewed. It was noted that the Special Meeting in August was on the 23<sup>rd</sup>. A motion was made by Director Miller and seconded by Director Franke to accept the Regular Meeting Minutes of the October 20, 2001 meeting as amended and the Special Meeting Minutes of November 10, 2001, and August 23, 2001 meeting minutes as submitted. The motion passed.

Vice President Mitchell referred to the request from Dean Stowers that the Board install a chain across the easement entrance to Well #6. He stated that he has not advanced this project since he is awaiting Board approval. No decision was made at this time since there was concern of whether the District had the legal authority to block this trail.

4. **Board Elections:** President Ellis called for the first nominations for the position of President. Director Franke nominated Mr. George Ellis, seconded by Director Gans. President Ellis accepted the nomination. The motion passed.

Nominations for the position of Vice President were next called for. Director Franke nominated Mr. Raymond Mitchell, seconded by Director Miller. Vice President Mitchell accepted the nomination. The motion passed.

Lastly, nominations for the position of Board Secretary/Treasurer were called for. Director Franke nominated Mr. Robert Gans, newly re-elected Vice President Mitchell seconded this motion. Director Gans accepted the nomination. The motion passed.

5. **Treasurer's Report:** Director Gans presented the quarterly report of receipts and expenditures by the District for the prior Second Fiscal Quarter. Director Gans gave an explanation of the Actual vs. Budget columns on his report. Director Gans is to check on the figures for why the District seems to be collecting more property taxes than the established \$150 per lot/home owner. Discussion followed on the matter of capital expenditures being \$20,000 more than budgeted. It was decided that the change in rate structure and new meter installation might partially offset this deficit. A motion to accept the Treasurer's Report as submitted was made by Director Franke and seconded by Director Miller. The motion passed.
6. **Yearly Audit Proposal:** Director Gans explained that the slight increase in fees over last year is within the acceptable boundaries of this type of service and recommended approval of the proposal from Hosaka, Nagel & Company for this fiscal year's audit. A motion was made by Vice President Mitchell and seconded by Director Miller. The motion passed.
7. **Director Reports:** President Ellis deferred giving his report at this time stating that he would be addressing his issues later in the meeting.
8. **Water Systems Report:** Vice President Mitchell distributed copies of the quarterly Water Operations Report and gave a status update on several of the various wells and problems that have been newsworthy this past quarter. He reported on the two line breaks, the status of new Well #10, and the water sampling tests and retest done in December. A decision was made to return to the chlorination schedule of 1 gallon per well per month to help maintain water quality year around.
9. **Water Usage/Electricity Usage Reports:** Ms. Gans explained handouts received by Board members prior to the meeting. The electricity report now lists kilowatt-hours of usage per month/per well compared to the same month last year, rather than just the cost of electricity to run each well. It was noted that Well #1 appears to be utilizing much more electricity this year than in the past. However, without a meter on the well, production amounts are unknown. The Board agreed that it is time to install a meter on this well for monitoring purposes. On the Water Usage Report, this quarter had just one homeowner using over 200 units of water, one using over 100 units of water, and four using between 86 to 99 units. A request was made for Ms. Gans to continue these reports next quarter.
10. **Old Business:** It was noted that items a and b under Old Business on the agenda had been covered. President Ellis reported that he had sent the letter with photos and explanations of the District's request to install a new well on Lot #23 but as yet had not had a reply from the lot owner. He will keep the Board updated.

President Ellis then distributed copies of the Draft "Community Letter" to those present. He has requested all Board Members provide any suggestions for improvements to this letter and would like to be able to send it to all members of the community by the middle of next week. It was also decided that a "Water Usage Policy" should also be developed to better explain to all residents the situations we face as a community in ensuring some water for all residents all the time. In discussions of repairs needed for two of the wells, it was suggested and noted that perhaps our District should seek out other service providers other than just Ransom since they seem to have quite a time lag between request for service and response to request.

Regarding the Well #6 access road, President Ellis pointed out that our local resident who is also a land surveyor is no longer a property owner in Wynola Estates and has become increasingly difficult to locate. President Ellis determined that it is time to

find a new surveyor to complete this project. A continued discussion on the feasibility of installing a chain across this access road followed.

The last item of New Business was discussion by Director Gans and a handout of potential structures for various water rate approaches. A decision was made to hold a Special Meeting on February 2, 2002 to further discuss this issue. Postponement will enable the posting of a notice to the community of this meeting allowing anyone interested to attend. This time will also contain a Special Meeting of the CC&R Control Committee.

11. **Adjourn:** There being no other New Business, a motion was made by Director Gans to adjourn the meeting of the Wynola Water District's Third Fiscal Quarterly 2001-2002 Meeting at 12:23 p.m.; seconded by Director Mitchell. The motion passed.

Respectfully Submitted,

Joyce Gans  
Executive Assistant to the Board

**PRD – 16 ADVISORY BOARD**  
THIRD FISCAL QUARTERLY MEETING FY 2001-2002  
Saturday, January 19, 2002  
Immediately Following Wynola Water District Meeting  
THE MITCHELL RESIDENCE  
1449 SPRINGVIEW ROAD  
SANTA YSABEL

1. **Attendance:** President Ellis called the meeting to order at 12:24 p.m. Attending the meeting were President Ellis, Vice President Mitchell, Directors Franke, Miller, and Gans and Joyce Gans, Office Manager. Guests included William Stoval, John and Paula Lutes, Ed Huffman, Norman Bild.
2. **Approval of Agenda:** Director Gans made a motion to accept the agenda as submitted Director Franke seconded the motion. The motion passed.
3. **Update on Riverwood Grading:** President Ellis gave an update on this issue stating that the County of San Diego had issued a citation to the owner of this property. Concerns of the PRD Board remain concerning the stability of this road in the event of heavy rains or snow. President Ellis had our County representative, Robert Romero, and County Works personnel to come up to personally inspect the condition of the area surrounding the road and the excavation already done. Mr. Romero determined that there should be no substantial impact on the existing road from any bad weather resulting from this grading.
4. **Review of Proposed 2002-2003 PRD-16 Budget:** President Ellis distributed copies of the County's proposed budget. Due to the Board's desire to chip/seal all the streets in Wynola Estates this year, the County had finally determined there would be a shortfall of cash even though this project had been in the planning stages for over two years. Subsequently, they had proposed the raising of the lot owners Benefit Unit charges from \$8 to \$21 per Benefit Unit. This would increase a homeowner's property taxes from \$80 to \$210 and a lot owner's taxes from \$72 to \$189. President Ellis concluded that no one would find this acceptable and therefore contacted the County of San Diego to determine alternatives. The ultimate decision was for the Advisory Board to "borrow" the needed funds from the County and then pay back over time from the property taxes currently collected by the County. The cost per Benefit Unit to have the work done and to pay back the loan would only increase the Benefit Units from \$8 to \$9 next year. This was considered an acceptable increase. The work is still scheduled for June 2002.
5. **Adjourn:** There being no other business, a motion was made by Director Gans to adjourn the Third Fiscal 2001-2001 Quarterly Meeting at 12:52 p.m.; seconded by Director Franke. The motion passed.

Respectfully Submitted,

Joyce Gans  
Executive Assistant to the Board