

*~APPROVED~*  
**Board of Directors**  
**Wynola Water District and**  
**Wynola Estates Fire Safe Council**  
**February 10, 2024, 9:05 a.m.**  
**22135 CA – 79 Santa Ysabel CA 92070**

1. Call to Order: 9:00 a.m.
2. Roll Call of Board of Directors:
  - Jim Madaffer, President-present
  - Ron Placa, Vice President-present
  - Brenden Kelso, Treasurer-absent
  - Sandie McCann-present
  - Steve Kincaid, present
3. Additions to the Agenda-none
4. Approval of meeting minutes of January 13, 2024.
  - i. Motion from Kincaid and second from Placa to approve minutes.  
4 Ayes, 0 Noes, 1 Absent
5. Public Comment – Opportunity for members of the public to address the Board on matters within the Board’s jurisdiction. People addressing the Board are requested to state their name and address for the record.
  - a. Brad and Karyn Boulais talk about the easements on their property.
    - i. NV5, a sub-contractor for SDG&E, wants to place an additional easement on their property for the purpose of bringing underground power to the WWD wells located at the end of Lakedale Rd.
    - ii. The Boulais’ are asking the WWD to move the existing 100 ft. closed well easement to an access easement at the bottom of the road where SDG&E wants to put their easement.
    - iii. Madaffer stated that the WWD will do what they can to accommodate the Boulais’ and noted that there are excessive easements on their property.
    - iv. The WWD will hire a civil engineer and outside Council specializing in easements to advise the board on the best solution to change any easements to the benefit of all parties.
    - v. Legally a public agency (which is WWD) is entitled to “just compensation” for the easement rights too. The compensation should reflect the easement’s fair market value and any decrease in the property’s value due to the loss of use or access. Fair market value appraisal is the legal basis for determining compensation value for easement. Note: Public agency easements are considered an asset with value. To give them away without fair market value compensation is considered a gift of public funds.

- vi. Madaffer has asked that the Boulais' meet with the outside Council and discuss what they are asking for and the Council will advise the WWD the best course of action.
- vii. Madaffer is asking the Boulais' to pay for all legal costs.
- viii. Karyn Boulais indicated that NV5 would do any surveying and SDG&E would draft any new legal descriptions if needed.
- ix. The WWD does not anticipate that the capped well will ever come back online. But we as an agency cannot just give away an asset.
- x. Madaffer will contact Scott Noya, easement attorney, that the Santa Fe Irrigation District has used, to get in contact with the Boulais'.
- xi. Brad Boulais asked for a 'not to exceed' estimation for the costs of Council services.

b) FLOCK Camera installation on Riverwood. The Board voted last year to install two cameras to protect our water assets (stealing water from hydrants). The first camera has been installed at the bottom of Riverwood near the mailboxes, next to the driveway of the Couture Family at 1125 Riverwood Rd. The Riverwood cameras have poor cell connection and are not operational yet. The second camera will be installed next to the mailboxes on Springview. We are still waiting for the permit on Springview Rd.

- i. Once the two cameras are installed and are operational, the WWD will send out an announcement telling the residents that they may opt out of the license plate reader camera that monitors access in and out of the estates.

#### 6. Treasurer's Report:

- i. The CD for \$250,000 was opened at Chase Bank in January. The interest earned will be 5%.
- ii. Total cash investments are \$430,000.
- iii. Total assets are \$447,000.
- iv. Total fixed assets are \$312,000.
- v. One ratepayer is in arrears due to foreclosure status. WWD has placed a lien on their property.

#### 7. Office Manager: Karen Kincaid

- i. All board members need to file Form 700 with the County before April 2024.
- ii. We are changing the apportionment taxes that currently are deposited into Wells Fargo, to be deposited into Chase. WWD is currently working with the County to make these changes.
- iii. The new owners of the Bischoff home at 1634 Oakforest Rd., are the Uppenkamp family. They will close escrow on February 13<sup>th</sup>.

#### 8. Old Business:

- a) Report by Board President Jim Madaffer (this will include the actions taken to date since the last Board meeting on January 13, 2024).

- i. Authorization from Board to pursue advocacy and coordination efforts with AT&T for undergrounding of fiber optic cable to support water district SCADA system communications.
  - ii. AT&T has changed their mind regarding undergrounding the wires and eliminating the poles. Grant money came available to pay for this project and AT&T will know by the end of February whether they receive the money. Wynola is included in the area to do undergrounding. We will need a letter from the WWD and the HOA lobbying on why Wynola Estates is a good candidate for fiber undergrounding. This project will entail installing fiber optics all the way to our house.
  - iii. A survey went out to the residents of Wynola Estates via Survey Monkey. 38% of residents responded. The neighborhood is overwhelmingly interested in having fiber optics.
  - iv. Madaffer would like to hire a lobbyist to convince AT&T to include our neighborhood in this project. We would also include letters from the WWD and HOA.
- b) Update from CalMutual and other activities following last month's water treatment briefing.
- i. CalMutual is looking at ATEC Water Systems, a leading producer of specialized water filtration solutions for contaminated groundwater sources.
  - ii. They are also looking at Epiccleantec water solutions and WET Water Equipment Technologies, which is placed in a climate controlled engineered container.
- c) New residents should sign up for the WWD text message notifications for public safety announcements. 888-445-1447
- d) Report by WWD Water Operator: Buddy Seifert
- i. Status of water system: Buddy will start flushing the system again. The water quality is not good, so that is why he flushes the system.
  - ii. Buddy has talked to several experts regarding the asbestos lined pipes that deliver water here in the estates. As long as the PH stays where it is and the pipes are coated due to water hardness, we are in no danger of asbestos leaking into the system.
  - iii. Buddy would like authorization from the Board to get two asbestos water tests done at a cost of \$800. The Board unanimously agreed to have the testing done.
  - iv. Ron Placa has been overseeing the electrical inputs in the well house. He was an electrician for many years.
  - v. Well #3 is still not operating to its capacity. Rex Anderson will be coming out to diagnose what the problem is. If it cannot be fixed, the well will be abandoned and capped.

- vi. Water meter replacements are under way. Buddy will start replacing problem meters in the next few weeks. Also cement water boxes will be swapped for green plastic boxes.

9. New Business: none

10. Motion to adjourn the meeting at 9:55 a.m.

Next Meeting: March 9<sup>th</sup> (2<sup>nd</sup> Saturday of every month) @ Santa Ysabel Nature Center.