

APPROVED
Wynola Water District
Board of Directors
Wynola Water District
July 8, 2023, 9:00 a.m.
22135 CA – 79 Santa Ysabel CA 92070

1. Call to Order: 9:02 a.m.
2. Roll Call of Board of Directors:
 - Jim Madaffer, President-present
 - Ron Placa, Vice President-present
 - Brenden Kelso, Treasurer-absent
 - Steve Kincaid-present
 - Sandie McCann-Present
3. Additions to the Agenda – none
4. Approval of meeting minutes of June 10, 2023.
 - Motion from Placa and seconded by Kincaid to approve minutes. 4 Ayes, 0 Noyes, 1 Absent. Approved.
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.
 - Steve Kincaid from Mountainbrook Rd. was concerned that the WWD voted to spend \$6,000 for two years on the Flock Safety Camera System. Jim Madaffer explained that because of water theft, and possible future residence break-ins, the security system would be extremely useful to law enforcement in identifying who comes and goes in Wynola Estates. The cameras read license plates and the make and model of the cars.
 - The biggest reason why the Board decided to install these cameras is for fire protection. We have 18 fire hydrants which provide water for firefighting. The district does not have enough water storage to allow the theft of water.
 - After two years, the district would have the option of continuing to use the Flock Safety Camera System or terminating the contract.
 - Once the cameras are installed, residents do have the option of opting out of surveillance by requesting that their license plates not be recorded.
 - The cameras will be installed on Springview Rd. (near the mailboxes), and at the entrance of Riverwood Rd.
 - The cameras have a direct connection to the Sheriffs Department.
 - The permits are currently being processed at the County. Installation should be in the next 60 days.
 - Once the cameras are installed, a notice will be sent to all the residents of Wynola Estates and those who want to opt out will need to give their license plate numbers to Karen Kincaid, WWD Board Secretary, telling the system to not record their plates.
 - Ron Placa of Meadowridge asked if an underground tank could be installed for water storage. Buddy Seifert explained the cost is very high, we are in a rocky area, and the

fact the estates have a very high-water table, which prohibits any underground tanks being installed.

- John Richardson on Mountainbrook was asking when his meter box would be replaced. It is hard to reach the box because it is broken. Buddy Seifert will take care of it.

6. Treasurer's Report – Brenden Kelso

a) Checking account balances:

- Chase Checking: \$160,241.
- Wells Fargo: \$139,125.
- Community Valley Bank: \$100,000.

b) Review and approval of FY 2023-2024 Annual Budget:

- The Board had budgeted \$132,000 in water sales for 2022-2023. The Actual amount of water sales was \$82,805.65. The loss in revenue was due to the excessive rains during the winter, so less water was used.
- Total income was estimated at \$218,300. Actual income for 2022-2023 was \$170,574.78.
- Our Cert. Water Ops. Manager budget is increasing from \$21,980 to \$23,200, adding a mileage reimbursement of \$1,200.
- Budget for the Fire Safe Council will go from \$6,750. To \$12,000 for FY 2023-2024.
- A motion by Jim Madaffer and seconded by Sandie McCann to approve the FY 2023-2024 budget. Motion was approved 4 Ayes/0 Noyes/1 Absent

7. Office Manager's Report: Karen Kincaid

- House for sale at 1606 Springview Rd. (Hasti)

8. Old Business:

a) Report by Board President Jim Madaffer (this will include the actions taken to date since the last Board meeting on June 10, 2023). No Report.

b) Report by WWD Water Operator: Buddy Seifert

- Well #9 generator has been installed. It was originally installed in the wrong place but has been moved to the agreed placement area.
- Well #11 status: We have received a grant to install a diesel generator. Ron Placa has given the WWD an easement to place the generator on his property, alleviating putting another piece of equipment on the Young's property.

c) WWD received a Water Treatment System Proposal dated August 16, 2022. The proposed cost would be \$311,267. This cost does not include engineering cost, aeration tank, finished water tank. Adding the necessary components would bring the estimate to \$800,000-\$1,000,000.

- We are trying to find grants from the State of California and apply for grants that will pay all or a majority of the cost to install a water treatment facility in the district.
- The water currently has a "D" rating. Our water rating in January could change as the State is lowering the percentage allowed for iron and manganese levels, which could put us into a status that qualifies us for a 100% grant.
- The State is interested in knowing the income status of all the property owners in Wynola Estates. The state wants to do a survey to see how many property owners

- live here full time or use their house as a second residence. The income level needs to be low to qualify for a 100% grant to pay for the water treatment facility.
- iv. Jim proposed that the WWD use Survey Monkey, ahead of the State survey, to see what the status of income and residency is here. This will help us decide if we need to find other grant money that does not require residency or income level to help pay for the treatment facility, or just wait until the water quality grade goes down more and the State steps in to help.
 - v. The WWD board agreed to go forward with a Survey Monkey census.
 - vi. Buddy said there are loans from the State we could apply for with a very low interest rate of 1.49%
- d) Action Item: Retain civil engineer to survey and create easements as needed for Lots 64 (Placa) and 63 (Young) for backup generator placement.
- i. The easement will allow access from Placa's driveway and Young's driveway to the new, permanent diesel generator. An easement is also needed to connect the power lines from Well #11 on to Placa's property. The WWD will use the same civil engineer they used for the pumphouse to create the surveys needed for the backup generator placement.
 - ii. The WWD board agreed to retain the civil engineer and survey Lots 63 and 64.
- e) The meter readers are having a problem finding the water meter at 4855 Mountainbrook. Buddy will look at the Operation's Manual for the estates to locate the meter.
9. New Business: none
10. Motion to adjourn: 9:56 a.m.

Next Meeting: August 12th, 9:00 a.m., (2nd Saturday of every month) @ Santa Ysabel Nature Center.