

APPROVED
Board of Directors
Wynola Water District and
Wynola Estates Fire Safe Council
October 14, 2023, 9:00 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-absent
 - Brenden Kelso, Treasurer-present
 - Sandie McCann-present
 - Steve Kincaid, present
3. Additions to the Agenda-none
4. Approval of meeting minutes of September 9, 2023.
 - i. Motion from Kincaid and second from Kelso to approve minutes. 4 Ayes, 0 Noyes, 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.
 - ii. Barbara Wagner (Oakforest Rd) Barbara wanted an update on the striping of the roads in Wynola Estates. Madaffer explained that he had put out a RFB to six companies but had not heard back from any of them.
 - iii. The WWD and the Fire Safe Council will make the striping a top priority due to the high fire area and the safety of the fire trucks entering the estates. This is a work in progress.
6. Treasurer’s Report:
 - iv. Brenden Kelso – Bank accounts: Chase Checking-\$18,810.64 Chase Savings \$152,052.90 Wells Checking-\$140,027.92 CVB-\$100,000.
 - v. Brenden reported that a CD with Chase will yield about 5% for a 6-month term.
 - vi. CVB Bank was 3%
 - vii. Madaffer suggested \$200,000 into a 6-month term at Chase.
 - viii. A motion was made and seconded to take the money from Wells Fargo and open a CD with Chase. Motion was approved. 4 Ayes, 0 Noyes, 1 Absent.
7. Office Manager’s Report: Karen Kincaid

The WWD mailbox has been installed at the entrance to the Kincaid driveway at 4824 Mountainbrook Rd. The mailbox is checked daily during the billing period and no stamp required.

8. Old Business:

- a) **Report by Board President Jim Madaffer (this will include the actions taken to date since the last Board meeting on September 9, 2023).**

Projects being worked on currently by the WWD is the FireWatch program. Sandie McCann is spear heading this project by obtaining grant money to do chipping in the community and applying for grants to help the community become fire resilient.

- i. All the water meters that have not been replaced in the last two years will be replaced. Some ratepayer's meters are not working and are being replaced first.**
- ii. The WWD would like to replace all the pipes in the roads as they are corroded or coated with asbestos and minerals that prevent the solid flow of water.**
- iii. WWD retained a grant writing firm California Consulting that is researching grants that we may be eligible for. It is possible that the WWD may be eligible for a 100% grant from the State of California to install a new water treatment system and replace the transite water mains installed in 1969.**
- iv. The cost to replace the water mains could run as high as \$3.5 to 4 million dollars.**
- v. We have approximately \$400,000 in reserves now, which we might need if we can only get a partial grant, or we need to take out a loan to pay for these upgrades.**
- vi. The water treatment system including engineering would probably cost around \$1 million dollars. This amount would also include a new larger capacity tank. The WWD has already had the land surveyed and where the tank would be located.**
- vii. Our present tank holds about 110 gallons. We want a tank that will hold 250-300 gallons of storage water that will also be beneficial to fight potential fires.**
- viii. Update on the FLOCK Security cameras: There has been a delay due to permitting difficulties with the County. The cameras will be installed at the entrance of Riverwood and Springview Roads. We should have the permits and cameras installed in the next month. These cameras are being installed because last summer the WWD had extensive water theft from a water truck coming into the estates in the middle of the night and stealing water.**
- ix. These cameras are tied into the Sheriff's Department, and they read the license plates of all who enter the estates. If someone enters our community with wants and warrants, the information goes to the Sheriff's, and they are immediately dispatched to apprehend them.**
- x. You may opt out of the license plate readers if you are a resident here.**
- xi. Madaffer encouraged all residents of Wynola Estates to sign up for the text message system. 888-445-1447.**

b) Report by WWD Water Operator: Buddy Seifert

- i. The test results are backed from the five different houses that were tested for water quality as mandated by the State of California every three years for lead and copper.
- ii. Iron manganese levels will change on January 1st. Our levels are currently 30x times higher than the national average. If the State identifies this level as an immediate health risk, we will get grant money because our rating goes from a "D" to a "C".
- iii. Buddy ordered new meters and because of the quantity, we got a substantial discount. It will take 6-8 weeks before we get all the meters.

9. New Business:

a) In the matter of Easement Requests for SDG&E Underground Project on Lot 45 for Karyn Boulais.

- i. SDG&E are asking for a variety of easements on the Boulais property. The WWD also has easements on her property, which she feels lowers her property value.
- ii. Boulais is requesting that we relinquish all WWD easements or relocate the easements, so it does not affect her property value.
- iii. Madaffer has asked Buddy Seifert to work directly with the Boulais'.
- iv. Madaffer is not in favor of giving up any of our easements on the property. An alternative would be to relocate the easements.
- v. It will cost the district money to have the property resurveyed, which the property owners should pay for. The easement was written in 1969 for access to Well #6, which is not currently in use at this time. But we do not want to give away our access if well #6 is activated in future years.
- vi. Boulais wants to put a horse corral where the easement is.
- vii. After reading the easement terms of SDG&E, they want to put up fencing and block walls. It was suggested that she deny them access to her property, but it is recommended that she consult with a land attorney.
- viii. We could also amend the current easements that would allow her to build on the easement property, and then give the WWD, if needed, the right to take the easement back. She would have to remove any structures built on the easement if the WWD needed to gain access to well #6.

b) In the matter of ratifying an additional grant contract up to \$12,000 with California Consulting for Fire Safe Grants.

- i. We are applying for a grant from the U.S. Forest Community Wildfire Defense Program which is due October 31, 2023. We are also applying for other wildfire grants to help with firefighting. We received grants already for chipping, which was done over the summer. Over a ton was chipped in our estates.

- ii. So far, the grant money we have received has helped our community become closer to fire resiliency.
 - iii. A motion to approve from Madaffer to hire California Consulting to help with fire safe grants was made. It was unanimously approved, 4 Ayes, 0 Noyes, 1 Absent.
 - c) In the matter of approving a contract for \$2,500 with Gus Calderon of FireWatch for a Community Wildfire Protection Plan (CWPP).
 - i. Every Fire Safe Council has to submit a California Wildfire Protection Plan. FireWatch will assist in helping us gather information that is needed to submit a plan. Motion by McCann and seconded by Madaffer to approve a contract with FireWatch. Motion approved 4 Ayes, 0 Noyes, 1 Absent.
10. Motion to adjourn: 9:46 a.m.

Next Meeting November 4, 2023 @ 9:00 a.m. at Santa Ysabel Nature Center