

New Avenue Mutual Water Company
Minutes of the Board of Director's Meeting
Held at the residence of Alan Heinzen
April 21, 2016
newavemutualwater.com

Board Member	In Attendance?	Office #	Best #	Home/email #
Jim Armstrong	Yes		408-202-3509	jarmstrong9508@gmail.com
Dave Biasotti	Yes		408-309-1726	408-848-5717 dbiasotti@verizon.net
Tim Burke	Yes	408-924-7555	408-848-2022	408-310-9703 timoteo10900@gmail.com
Joe Cardinalli	No	408-847-6394	408-832-8902	408-847-6394 jcardinalli@csm.edu
Mike DiPietro	Yes		408-391-5094	mikedipietro@aol.com
Alan Heinzen	Yes		404-422-1548	408-848-2116 alan@heinzen.com
Jae Schwartz	Yes		408-892-2887	408-847-4919 jae1@aol.com

The meeting was called to order at 7:06 p.m. by the president, Mike DiPietro.

1. Review of the Minutes: The minutes of the March 24, 2016 meeting were reviewed.

2. Financial Summary : Jim Armstrong

Checking: \$ 103,836.90

Chase \$ 133,747.81

Discussion: to roll-over approx. \$16,253 from the checking to MM account (emergency balance of \$150K).
Investigate higher-interest Money Market accounts.

3. Water Line Break Feb. 19, 2016: Location: Howell Lane and Bridle Path Drive. Vehicle ran over street valve.
Cost approx. \$5K.

Board discussed options and reviewed the letter from property owner (Liem Nguyen):

- a. Bill homeowner. Homeowner to recoup loss from personal homeowners' insurance.
- b. Bill driver of truck. If licensed contractor; would have insurance. Don't know who drove over valve.
- c. File claim with Mutual's insurance company. Deductible?

Discussion:

Alan has talked with property owner.

Board review of letter: homeowner states that the reporting person did not cause the break, but that person called him and he notified maintenance.

HO has the name of the reporting person, but not the truck's license.

Tracks indicate it was a large vehicle. Photos taken by HO, Alan, Steve.

4. Maintenance: Alan Heinzen:

a. Steve Keen's Report: (Mar. 2016):

- Chlorine residual 0.6 mg/l.
- Well3 Pumping: 298 to 320 gallons per minute. Well 1 and Well 2 are off.
- Usage: Sold 72.5% Gallons lost April = 556,017.

b. Maintenance projects and improvements (list item 5):

Alan presented the board with a memo describing new projects.

- **Upper Butch Leak:** Robinson and Moretti are scheduled to install valves.
Valve stem at Upper Butch tank leaking.
- **Well1: Upgrade of plumbing. Installation of shut-off valve. Found drainage valve to street.**
- **Digital meters:** to be installed at Carnes and Gamboa residences for testing. Discussion on how to pay for 104 IFlow Kamstup meters @ \$428 each. Additional cost for training and monitoring equipment.
- **Well 3 Digital controls proposal:** Master control to balance water pressure throughout the system;

information accessible by phone w/warning system through phone, or computer.
Hardware and software change with plans/labor (MGR) would cost \$10K (estimate).

- Upper Butch Drive Leaning pole. Trees to Well2.

Pending Maintenance Projects 3/24/2016						
SITE		PROJECT	PURPOSE	CONTACTOR	COST	STATUS & Comments
✓	Well 1	• Gate @ Well 1. • Replumb Well 1	Ability to drain and flush Bridle Path water line and well. There is no valve between double tanks and Well1.	Robinson & Moretti Carrerra	\$10K	Work started 4/12/16
✓	Valve break @ Bridle Path/Howell		Emergency repair 2/19/2016. Barriers?	Keen, Carerra, Heinzen	\$5K	Repair finished who pays?
	Well 2	• Gate@ W2 road • Landscape PGE poles • Baserock Rd	Company and shareholder easement agreement	Dufur/ landscaping trees	\$5K	
	Well 3	Rework controls for all wells	Balance system: water pressure balanced and controlled automatically. Move to digital metering system.		\$10K	
	Booster Pump to Howell Ln.	Base plate for pump.	Attach to concrete slab to reduce vibration. Spare in stock. Backup pump?	Heinzen	\$1.5K	
	Butch Tanks	Upper Butch Pole leaning	Possible damage to livestock, fencing, control wire.	Contacted Verizon	\$1K	
	Upper Butch Leak	Leak Detector: recommends additional street valve installed, then schedule time to locate, isolate, and repair suspected leak.		Robinson & Moretti install valve Leak Detectors to locate leak	\$10K	In progress
	Lower Butch Booster Pump	Ground movement: need retaining wall and fencing. Where is backup pump? Repair water damage to road.		Heinzen	\$8.5K	designed
	Digital Meter Test	Check for meter slippage. Test meters in-line: Carnes/Gamboa. Two digital meters available to test. Hardware cost to shareholders: Assessment or additional cost on water bill over 10-years.		Steve to move meters. Carnes says O.K. Property owner on Howell?	Budget \$5K	Slippage 4% average
	Hatch covers for tanks	Dept Public Health recommendation.		Heinzen		Planing stage
				Budget Estimate \$41.5K		

c. **Discussion:** accessibility of meters behind fences is a problem for meter reader.

Steve independent contractor.

d. **Santa Clara Valley Water District recharge map:**

Recharge area to move west from the hills.

Need a more detailed map from District. Who will request?

e. Other maintenance: cycle wells 1& 2 each day once repairs are finished.

6. Secretary's Report: Tim Burke

a. **Online AB54 Board Training** for Mutual Systems: Will try to update schedule.

b. **Bacteriological Report:** Chlorine residual .6mg/l. Residual getting high no customer complaints.

c. **Department of Public Health, Water Services Division.**

Request from CDPH to test for new chemical. 1,2,3-Trichloropropane. Who pays?

7. Long-term action Items

Date	Who	Action	Status
2/19/2016	Tim	Check with insurance company	
6/08/09 to 2/18/16	Dave	New and approved By-laws to be recorded	Approved. Investigate the process.
11/20/14 4/19/16	Maint	Hydrant replacement/upgrade. Hydrant and valve barriers. Extra meters and/or gate valves needed. Also, backup booster pump.	Annual maintenance. Goal: 2 hydrants /year.
On going	ALL	AB54 on-line training session.	
3/24/2016 4/21/2016	ALL	Create presentation to SCVWD to move wells from extraction zones. Compare water isotopes with district wells. Request higher quality map of zones.	Alan data; Dave Graph
3/24/2016	Maint	Install in-line digital meter @ two residences. Digital meters to be Installed at all connections.	Purchased 2. Steve to install.

On-going 11/20/2014	Maint	Rent emergency generators to power the well pumps and/or booster pumps. Rewire panels to allow for quick connect. Discussed 10/30/14. Simulate power failure. Written emergency plan.	New well will have appropriate generator connection. (Verify)
On-going 12/11/08 10/30/2014	Alan	Cost estimate for the installation of 100K tank. See 11/15/07 minutes. Next major project.	Feasibility, cost, engineering, permits.
On-going 4/30/10		Investigate the Great Oaks vs. SCVWD lawsuit.	Great Oaks appeal overturned
4/21/16	Maint	Replace hatches on all tanks	Sept. 2014. Review.

10. Next Meeting

The next meeting scheduled for Thurs., May 26, 2016 at the residence of Joe Cardinalli.

The Annual Shareholders' Meeting is scheduled for Thursday, July 7, 2016.

11. Adjournment:

President Mike DiPietro, adjourned the meeting at 9:17 pm.

Minutes respectfully submitted by

Timothy Burke
Secretary, Board of Directors

Cc: Joe for web