

New Avenue Mutual Water Company
Minutes of the Board of Director's Meeting
Held at the residence of Jae Schwartz
April 30, 2015
newavemutualwater.com

Board Member	In Attendance?	Office #	Best #	Home/email #
Jim Armstrong	Yes		408-202-3509	jarmstrong9508@gmail.com
Dave Biasotti	NO		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	Yes	408-847-6394	408-832-8902	408-847-6394 jmcardinalli@gmail.com
Mike DiPietro	Yes	408-391-5094	408-391-5094	408-842-4499 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 7:40 p.m. by the president, Mike DiPietro.

Review of the Minutes: The minutes of the March 19, 2015 meeting were reviewed and approved.

1. Secretary's Report: Tim Burke

- a. A newsletter from the San Martin Neighborhood Alliance (April 15, 2015) requests that well owners vote on the Santa Clara Valley District's groundwater rate charge increase. Did someone in the water company get a ballot, and file the "Protest Procedure" with a vote?
- b. Request a copy of the 2014 FY taxes. Available on Drop Box?

2. Financial Summary: Jim Armstrong (03/30/15)

Checking: \$ 48 K Chase: \$133 K

3. Drought discussion: Board

- The Santa Clara Valley Water District is requesting a 30% reduction in water usage.
- Mike said that he would send a letter with the May billing requesting a 25% reduction of water usage. The letter would emphasize that high water users reduce consumption. *The letter is included as item #6.*
Company goal would be to reduce customer consumption by 800,000 gallons/month (approx. 100 units).
- Alan mentioned that Well 2 water level cannot be measured because of narrowness of bore hole and pipe. Well requires re-plumbing and inspection.
- Reduce leakage: Jim Armstrong will contact Leak Detectors to finish the inspection of Upper Butch. (Scheduled).
- Steve Keen to report leakage and check gate valves at meter sites when reading meters.
- Discussion to divide the system into quadrants (zones) and systematically check each zone (i.e. Upper Butch, Bridle Path, Duke, Estates). The zones were not defined.

4. Discussion of Proposition 218: From the Legislative Analyst Office:

*Proposition 218 restricts property-related fees, defined as fees imposed "as an incident of property ownership." At this time, there is no consensus as to which fees meet this definition. The drafters of Proposition 218 indicate that it was their intent to include most fees commonly collected on monthly bills to property owners, **such as those for water delivery, garbage service, sewer service, and storm water management fees.** Other analysts of Proposition 218 contend that fees that vary by level of service (for example, a fee for metered water usage) should not be considered a property-related fee, because it is based on service usage, rather than property ownership. Because Proposition 218 does not restrict nonproperty-related fees, the definition of this term will be an important and sensitive issue for the Legislature and courts.*

5. Maintenance Report: Alan Heinzen & from Steve Keen's report from March 6–March 31, 2015:

- a. Installed in-series meters as requested. **Meter slippage test results.** Need data collected. .
- b. Backflow preventers at 10440 Duke and 3035 Bridle Path repaired.
- c. Cl2 residual .4mg/l.
- Anderson (new owner) and Gamboa (Howell Lane) allowing water to puddle on the road & gutters.

- Alan suggested Howell Lane booster pump be metered.
- Wells 1 and 2 not running. Goal: install plumbing to flush the wells when they begin operation, or tested. Discussion of water loss when wells are flushed.
- **Review of usage spread sheet:** Jim suggested doing an analysis of the spread sheets; create year-to-year comparisons of usage. Suggested using Google satellite photos to check for excessive usage and green spots.
- **Leak Detector Upper Butch:** Jim has contacted American Leak Detector to complete project.

6. Drought Letter:

April 28, 2015

Dear New Ave Mutual Water Company Members,

These are some excerpts from the latest newsletter from the Santa Clara Valley Water District.

On March 24, the Santa Clara Valley Water District Board of Directors passed a resolution calling for 30 percent water use reductions (compared to 2013 usage) and a restriction on outdoor watering to two days a week (with potable water). This follows the State Water Resources Control Board's action imposing new mandatory water conservation rules, in light of the worsening drought in California.

Did you know that our water supply is heavily reliant upon water imported from outside the county? The northern California Sierra snowpack, which is a key factor in the availability of imported drinking water supplies, particularly in summer and fall, is only around 5 percent of normal. Locally, groundwater levels are 30 to 40 feet lower than average, reflecting the greater use of groundwater in 2014. Decreasing demand by cutting water usage will help protect groundwater storage and lessen the risk of subsidence.

Subsidence is the sinking of the surface of the land that occurs if too much water is drawn from the aquifer beneath it. Subsidence can damage canals, levees, roadways, or sewer and storm water systems, and can also lead to flooding and to salt water entering the aquifers. The water district closely monitors groundwater conditions, and found that groundwater levels approached subsidence thresholds in several monitoring wells in 2014.

As you all know by now, we have completed the installation of well #3 which is located on Duke Drive – outside the "well tax zone." It is functioning to our expectations. The results from using our new well more often, has helped us maintain a comfortable reserve in our other two wells.

We must all do our part in managing and conserving our water usage both, in our homes and conserving water for our gardens, and landscaping. As you know, we have instituted a two tier billing system. If we all can conserve and stay under 100 units (74,810 gal/month) then the higher rate will not come into play. I would encourage all NAMWCO members to follow the resolution from the Santa Clara Water District which restricts outdoor water usage to two days per week and, as a goal, I would like to suggest, a reduction of each homeowners total water usage by 25%. Unfortunately, the NAMWCO Board members cannot police these restrictions. I appeal to all our members to be diligent in monitoring your own usage. If you see a member using water in excess or, you notice running water in our streets and gutters, please notify a board member immediately.

Your support during this drought would be very much appreciated.

Thanks,
Mike DiPietro
NAMWCO – President

7. A list:

OVERVIEW OF CAPITAL ASSET WATER PROJECTS						<u>COST</u>	<u>STATUS</u>
Well 1	Locate and repair, or install, discharge plumbing						Investigation Stage
Well 2	Pull pump to allow measurement of static water level and repair leaks.	Change radio antennas.	Landscape PGE poles easement/well surround. Verify w/Hurby & Dufur.	Base rock road that leads to well.		Budget \$15K	Planning Stage
Well 3	Well 3 will run from W1 and W2 hardware	Works, still Testing	Vacuum breaker leak			Budget \$5K	Running
Howell Ln. Booster Pump & Tanks	Clean up controls.	Concrete slab.	Install new level controls.	Install meter	Hatches installed	Budget \$4K	Mostly completed

Butch Tanks	Road to upper Butch cleaned.	Replace or repair leaning pole.				Budget \$1K	Unk
Upper Butch Leak	Outside contractor: Leak Detector SCHEDULED	Gate valves replaced				Budget \$9K	Leak slowed
L. Butch Booster Pump	Defective Starter. Replaced Pump@\$750.	Need backup pump	Need retaining wall and fencing				Done ✓
Backflow Device, Duke	Leaking, Sedigh or Garcia's	Completed by Keen: 8 hrs.					Done ✓
Hydrants	Install as needed	barriers					WORKING
Meter Tests	Check for meter slippage. Test meters in-line	Need results	Test Digital meters Cost				WORKING
ESTIMATED COST						\$39 K est.	

8.. Action Items

Date	Who	Action	Status
11/20/14	Maint	Hydrant replacement/upgrade. See above. Hydrant barriers. Extra meters and/or gate valves needed. Also, backup booster pump.	Annual maintenance. Goal: 2 hydrants /year. Meters and gate valves stored at Well 3. Back-up Booster Pump located at: _____
10/30/20	Maint	Leak upper Butch. Leak Detectors. Well upgrades. See Alan's Email 10/30 minutes Estimate/budget costs. See above	In progress. Meeting with Leak Detectors
	ALL	On-line training sessions and workshops.	5/28/15 Regulations 6/2/15 Board Basics, Rate setting 6/3/15 Sampling 6/17/15 Drought Contingency Planning 6/18/15 Regulations, basic.

9. Parking Lot Items Review

Date	Who	Action	Status
6/08/09 to 6/20/13	Dave	New and approved By-laws to be recorded	Approved. Investigate the process.

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.
On-going 12/11/08 10/30/2014	Alan	Cost estimate for the installation of 100,000 gal. tank. See 11/15/07 minutes. Next major project.	Feasibility, cost, engineering, permits.
On-going 3/04/10		Investigate the Great Oaks vs. SCVWD lawsuit.	Ongoing
11/20/14	Maint	Replace hatches on all tanks. Planning	Sept. 2014. Review.

10, Next Meeting and Annual Shareholders' Meeting:

The next meeting is scheduled for Thursday, May 22, 2015 at the residence of James Armstrong.
The date for the ASM has not been determined.

11. Adjournment:

The President, Mike DiPietro, adjourned the meeting at 8:32 pm.

Minutes respectfully submitted by:

Timothy Burke, Secretary, Board of Directors

Cc: Joe for web site
H. Penn, Bookkeeping