

**New Avenue Mutual Water Company  
Minutes of the Board of Director's Meeting  
Held at the residence of Jim Armstrong  
August 27, 2015  
newavemutualwater.com**

Board Member	In Attendance?	Office #	Best #	Home/email #
Jim Armstrong	Yes		408-202-3509	<a href="mailto:jarmstrong9508@gmail.com">jarmstrong9508@gmail.com</a>
Dave Biasotti	Yes		408-309-1726	408-848-5717 <a href="mailto:dbiasotti@verizon.net">dbiasotti@verizon.net</a>
Tim Burke	Yes	408-924-7555	408-848-2022	408-310-9703 <a href="mailto:timoteo10900@gmail.com">timoteo10900@gmail.com</a>
Joe Cardinalli	No	408-847-6394	408-832-8902	408-847-6394 <a href="mailto:jmcardinalli@gmail.com">jmcardinalli@gmail.com</a>
Mike DiPietro	Yes	408-391-5094	408-391-5094	408-842-4499 <a href="mailto:mikedipietro@aol.com">mikedipietro@aol.com</a>
Alan Heinzen	Yes		404-422-1548	408-848-2116 <a href="mailto:alan@heinzen.com">alan@heinzen.com</a>
Jae Schwartz	No		408-892-2887	408-847-4919 <a href="mailto:jae1@aol.com">jae1@aol.com</a>

The meeting was called to order at 7:00 p.m. by the president, Mike DiPietro.

1. **Review of the Minutes:** The minutes of the July 2, 2015 meeting were reviewed and approved. The meeting was primarily a discussion of the upper Butch Drive leak and status of maintenance projects.
2. **Maintenance Report: Alan Heinzen**
  - a. **Upper Butch: Leak Detectors recommend installing an additional isolation street valve closer to the visible water on the south side of Upper Butch.** Road is marked where the valve will be installed. Valve will make it easier to pinpoint the leak. Cost estimate: between \$2K and \$4K.
    - Water disruption to customers @ upper Butch may be significant. Leak appears near the Roles residence.
    - Alan suggested Steve take another water sample to verify presence of chlorine in water. There are natural springs in the hill.
    - Entire water system loses approx. 800K gallons of water/month.
  - b. **Well 3: Static level of Well 3 dropped 22'.** Static levels to be measured monthly.
    - **Allen to investigate an electronic control system to continually monitor well status and pressure.** Similar to the City of Gilroy's system. Data to be stored into a common network with accessibility using a cellphone. Jim to get more information from Verizon. Alan to get the cost of hardware and installation.
  - c. **Water Meter Slippage tests (from Steve Keen Report):**
    - Board determined that enough data has been collected regarding slippage. Agreed to move two-new meters to sites of high water users -- Carnes and Sedigh (Bridle Path)

**Pending Maintenance Projects Review 8/27/2015**

					Budget	Status
Well 1 Well 2		Customer asks for gate @ W2 to deter traffic.	Landscape PGE poles. Verify w/Hurby & Dufur.	Base rock road to Well 2 on hold. Gate @ Well 1.	Budget \$15K	Planning
Well 3	Well 3 will run from W1 and W2 hardware	Works	Vacuum breaker leak_fixed		Budget \$5K	working
Booster Pump to Howell Ln.	Spare in stock. Where's backup pump located.	Concrete slab.			Budget \$4K	Done
Butch Tanks	Road to upper Butch cleaned. Esmali.	Replace leaning pole.	Verizon 's pole? Jim to check .	Talk to Ishmali	Budget \$1K	
Upper Butch Leak	Leak Detector:'srecommends new street valve. See above.			Homeowner's gate valves replaced	Budget \$9K	In progress

<b>L. Butch Booster Pump</b>	Defective Starter. Replaced Pump @\$750. Need retaining wall and fencing	Need backup pump.		<b>Done</b>
<b>Meter Test</b>	Check for meter slippage. Test meters in-line. Add more meters. Move test to Carnes/Sedigh	Steve to move meters.		<b>Slippage 4% average</b>
<b>Total Estimated Budget \$33K</b>				

**Walking tour of Well 3:**

- Board members to get a tour of Well 3 on Saturday, August 29<sup>th</sup> at 8:00 am.  
Purpose is to examine the equipment, well sites, and review the operation of the system.

**3. Steve Keen Report 7/10 to 7/30:**

- DiPietro meter slippage 4.5%; Heinzen slippage 3.78%
- Review of meter readings

**4. Financial Summary: Jim Armstrong**

Checking: \$ 57,385 K  
Chase \$133,680 K

**5. Dave Biasotti: Levels of snowpack, reservoirs and aquifers (summary).**

- Snowpack 18% of normal in May 2014; 0% in August 2015
- Coyote 41% Capacity 41% capacity
- Groundwater: 21' lower 6' lower

**6. Secretary's Report: Tim Burke**

- Online workshop schedule available: AB54 Board Training for Mutual Systems scheduled for 9/29/2015.
- ASM minutes are late.
- Insurance review: New policy in November. Tim recommends earthquake insurance. \$20K/Year. \$16/month/lot.

**7. Review of Steve's Maintenance Report and spread sheet:**

**Drought:** water reduction 26%

High water users Carnes and Gamboa.

**Static water level Well3 176-feet. Static water level Well1 114-feet.**

**Water sold 82.1% of water pumped.**

**8. Action Items**

Date	Who	Action	Status
6/08/09 to 6/20/13	Dave	New and approved By-laws to be recorded	Approved. Investigate the process.
11/20/14	Maint	Hydrant replacement/upgrade. Hydrant barriers. Up Extra meters and/or gate valves needed. Also, backup booster pump.	Annual maintenance. Goal: 2 hydrants /year.
08/27/2015	Maint	Leak upper Butch. Leak Detectors. Add new street valve to isolate leak. Well upgrades. See Alan's Email 10/30 minutes .	I In progress. MM In progress. Meeting with Leak Detectors
08/27/2015	ALL	<b>AB54</b> on-line training session.	9/29/15 10a.m.

**9. Long-term projects review**

Date	Who	Action	Status
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.	<a href="#">New well will have appropriate generator connection.</a>
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.	<a href="#">Feasibility, cost, engineering, permits.</a>
On-going 4/30/10		Investigate the Great Oaks vs. SCVWD lawsuit.	Great Oaks appeal overturned
11/20/14	Maint	Replace hatches on all tanks	<a href="#">Sept. 2014. Review.</a>

**10. Next Meeting**

The next meeting is scheduled for Thursday, September 24, 2015 (7:00pm).  
To be held at the residence of Mike DiPietro.

**11. Adjournment:**

The President, Mike DiPietro, adjourned the meeting at 8:14 pm.

Minutes respectfully submitted by:  
Timothy Burke, Secretary, Board of Directors

Cc: Joe for web site  
H. Penn, Bookkeeping