

New Avenue Mutual Water Company
Minutes of the Board of Director's Meeting
Held at the residence of Dave Biasotti
August 28, 2014
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 timandrose@earthlink.net
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 7:15 p.m. by the president, Mike DiPietro.

1. Maintenance Report / Well 3 update: Alan Heinzen

a. Well 1

- Electrical short has been shutting off the pump. Not known where the short is. Trips on low voltage. Internal leak through a closed valve.
 - Double tanks overflowing. Water not moving to Howell tank. May require replacement float switch.
 - Plan to work with Chappell Pump to diagnose and repair beginning 9/10/2014.
- Pull Well 1 for inspection and clean.
 Install new pump. Upgrade controls. Inspect check valve.
 Installation of auto-detect. Upgrade logic at Twin Tanks and float valve.
 Transmitters to be place higher on the roofs of Well 1 and Well 3 for line-of-site communication.
 Cost estimate: \$46K.

b. Steve Keen is still working on hiring a backup maintenance individual.

c. From the July Maintenance report:

1. July 10: Trincherro Construction repairs leak on Estates Drive and replaces a valve @ 2970 Bannister.
2. July 16: Howell transfer pump tripped.

Water levels	June	August
Well 1	112 feet	126 feet
Well 2	Can not access	
Well 3	148 feet	186 feet

3. Water sold (July) 83.9%

2. Water Shortage Plan: Mike DiPietro

- a. Ask H. Penn Bookkeeping to provide a "Comparison of Usage" on monthly bill from one year to another, so customer can compare usage.
- b. Consider a third tier water rate for high users.
- c. Mike to describe to the California Department of Public Health in letter how NAMWCo will conserve water.
- d. Letter to be sent to shareholders on seriousness of the drought.

3. Financial Report: Jim Armstrong (8/31/2014)

a. Account balances:

Chase Checking \$ 71,991.22
 Chase MM 133,557.91
 Inventory 392.00 **Total \$205,941.13**

b. Discussion: Water meter cost. Customer complaint. Homeowner owns the meter but the water company replaces and maintains them.

c. Discussion: Board member costs for extra labor outside of meetings

4. **Secretary's Report:** Tim Burke
- Review of ballots from ASM. Board re-elected
 - Summary of Annual Shareholder Meeting mailed..
 - Maintenance catalogue given to Alan.
 - Recommnd re-fencing Well 1 similar to Dufur site. Chappell Pump working outside of easement.
 - On-line classes for the board will send to members.
 - Insurance application due September 27. Need total cost of Well 3.
 - Stock certificate to Schwartz.

5. 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.
On-going	Jim/ Alan	Hydrant replacement/upgrade. Hydrant barriers. Upgrade non-shutoff valves on hydrants. Extra meters and/or gate valves needed.	Annual maintenance. Goal: 2 /year.
1/23/14 2/20/14 4/20/14	ALL	California Department of Public Health compliance letter. Cross connection survey to be sent to Shareholders. Done. Need results tabulated.	Finances Done . Mike to draft letter. Letter to shareholders. Mike to request extension. CPA analysis in 2008 Done . Three zones. Discuss with Keen Done /screens, sample bibs/hatches asbestos. Paint tanks. Cross Connection Survey w/ November bills. Increase water tests/add asbestos. Done
4/24/14 5/29/14 9/10/201	Board	Third Well Progress Contracts signed. PGEs schedule? Done Jim to tabulate final costs for ASM. Health Dept. fee paid. Done Need final inspection and test Done	25K expenditure to Dufur. Done Need easement agreements /R. Hurby Done Need new costs from PGE. Water tests and application to CDPH Done Board to estimate costs D
10/17/13 5/29/14	All	Review S. Keen's contract. Have maintenance check for leaks during inspections. Hire additional help.	In progress.
4/24/14	Maint	Sedigh meter (10440 Duke). Carrera repaired, then replaced. Zero usage Camacho meter. Done	Jim to estimate water cost/meter cost and send letter to homeowner.
12/13	ALL	AB54 Training: Request for web site address/dates of the training session.	Jae has taken class, Need schedule
11/21/13	Chappell	Test water level both wells. clean/inspect submersible pump at Well 1. Done	When Well 3 is completed. Levels tested quarterly Done

6. Parking Lot Items

Date	Who	Action	Status
On-going	Maint	Rent emergency generators to power the well pumps and/or booster pumps. Rewire panels to allow for quick connect.	New well will have appropriate generator connection.
On-going 12/11/08 11/05/09	Alan	Cost estimate for the installation of 100K tank. See 11/15/07 minutes	Discuss with Peter F. Feasibility, cost, engineering, permits.
On-going 3/04/10		Investigate the Great Oaks vs. SCVWD lawsuit.	Ongoing
1/23/10 2/20/14 9/10/14	Maint	Pipe corrosion from chlorine injectors. Excess Cl2 in system? Bridle Faulty injector/check valve well 1	Discuss with S. Keen. Well 1 overhauled Sept. 2014. Review.

7. Next Meeting

The next meeting is scheduled for September 18, 2014.
To be held at the residence of Mike DiPietro

8. Adjournment:

The President, Mike DiPietro, adjourned the meeting at 8:47 pm.

Minutes respectfully submitted by:

Timothy Burke
Secretary, Board of Directors
New Avenue Mutual Water Company

Cc: Joe for web site