

New Avenue Mutual Water Company
Minutes of the Board of Director's Meeting
Held at the residence of Dave Biasotti
February 19, 2015
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 jmcardinalli@gmail.com
Mike DiPietro	Yes	408-391-5094	408-391-5094	408-842-4499 mikedi Pietro@aol.com
Alan Heinzen	Yes		404-422-1548	408-848-2116 alan@heinzen.com
Jae Schwartz	No		408-892-2887	408-847-4919 jae1@aol.com

The meeting was called to order at 7:07 p.m. by the president, Mike DiPietro.

1. Review of the Minutes: The minutes of the January 22, 2015 meeting were reviewed and approved.

2. Financial Summary: Jim Armstrong (01/31/15)

Checking: \$ 40,540

Chase \$133,614

February 28 is the end of the Fiscal Year 2014

Jim suggested the board uses Dropbox shared folder for document archiving and transfer: dropbox.com.

3. Secretary's Report: Tim Burke

- a. Tim said he needed a financial report to prepare the **571-L** unsecured property tax form for Santa Clara County. Newest asset is Well 3. Cost is \$208,861.91. Jim to provide the report.
- b. January **Water Production Statement** for Well 2 indicated low usage. Well 3 doing most of the pumping.
- c. **Insurance discussion:** the insurance company said that outside contractors must have a certificate of insurance. Chappell Pump and Chris Carrera have insurance. Steve Keen is looking for insurance. Tim to find out if our contractor can be attached to our policy with a rider; what the insurance company recommends; what the limit of liability would be and the cost.
- d. Discussion of the use of Roundup herbicide (glyphosate): Herbicides accused of reducing the populations of monarch butterflies and honey bees by eliminating their habitats. **LA Times:** Limits sought on weed killer...to help monarch butterflies. **Reuters:** Heavy use of Roundup linked to health dangers-U.S. study. **National Geographic:** "Milkweed is in decline...a victim of the human battle against weed. Board agreed not to use herbicides around Well1.

4. Maintenance Report: Alan Heinzen

- **Water Meter Discussion:** Ultrasonic water meters or non-mechanical meters were discussed. Dave said the cost will be similar to the standard meters, but there are no North American vendors. Replacement would minimize water loss and provide more accurate readings.
- **Check for meter slippage** Alan will begin testing meters in-line at his residence and Mike's residence. Must find out the availability of C. Cassera. Streets to be shut down temporarily.
- Alan asked about the status of a maintenance credit account with Jim.
- Discussion: provide Steve with an iPad/note book, or laptop and spreadsheet software for meter reading. Will this work?
- Leak Detector for Upper Butch to be called when weather permits.
- Well 3 has a leak at the vacuum breaker.

5. Review of meter readings/maintenance projects:

- Abbasi: zero meter. Steve said this is a vacant lot, other “zeros” are household wells.
- Garcia (Sedigh?) backflow device on Duke still leaking. Dufur’s son can do inspection and repair.
- Review of Dufur’s landscaping/Hurby quote.

6.

Pending Maintenance Projects 2/19/2015						Budget	Status
Well 2	Change radio antennas.	Pull pump to measure static water level and repair leaks.	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	Has been working
Booster Pump to Howell Ln.	Clean up controls.	Concrete slab.	Install new level controls.			Budget \$4K	Done?
Butch Tanks	Road to upper Butch cleaned.	Replace or repair leaning pole.				Budget \$1K	
Upper Butch Leak	Outside contractor: Leak Detector			Gate valves replaced		Budget \$9K	Leak slowed
L. Butch Booster Pump	Defective Starter. Replaced Pump@\$750. Need retaining wall and fencing			Need backup pump.			Done
Backflow Device, Duke	Leaking, Sedigh or Garcia's			Dufur's son for estimate			
Meter Test	Check for meter slippage. Test meters in-line						
	Total Estimated Budget					\$34 K	

From Steve Keen’s Maintenance report (January 2015)

Jan 2015 Maintenance Inspection			
	Gpm average	Chlorine residual	Problems or Maint. performed
Well 1	199	0.1-0.4	
Well 2	198		See above
Well 3	313--317	0.4	

7. 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.
10/30/20	Maint	Leak upper Butch. Leak Detectors. Well upgrades. See Alan’s Email 10/30 minutes Estimate/budget costs. See above	I In progress. MM In progress. Meeting with Leak Detectors
11/20/14	ALL	AB54 on-line training session.	

Sept. 10/30/14	Chapt	Test water level all wells./inspect submersible pump at Well 1. Done	
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8. Parking Lot Items 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.	New well will have appropriate generator connection.
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 3/04/10		Investigate the Great Oaks vs. SCVWD lawsuit.	Ongoing
11/20/14	Maint	Replace hatches on all tanks	Sept. 2014. Review.

9. Next Meeting

The next meeting is scheduled for Thursday, March 19, 2015.
To be held at the residence of Alan Heinzen's .

10. Adjournment:

The President, Mike DiPietro, adjourned the meeting at 8:35 pm.

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

cc: Joe for web site
H. Penn, Bookkeeping