

**New Avenue Mutual Water Company
Minutes of the Board of Director's Meeting
Held at the residence of Mike DiPietro
January 22, 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 timateo10900@gmail.com
Joe Cardinali	Yes	408-847-6394	408-832-8902	408-847-6394 jmcardinali@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 7:25 p.m. by the president, Mike DiPietro.

- 1. Review of the Minutes:** The minutes of the December 18, 2014 meeting were reviewed by the board and approved. There was no double dipping.
- 2. Maintenance Report: Alan Heinzen**
 - **Upper Butch:** all service connections have been changed; the leak has slowed. Ready to call Leak Detectors.
 - **Well 3:** the well is running the system. The plan is to run the other two wells once a month for maintenance and testing. Operating plans located inside the panel box.
Well 3 receives a call signal from the Lower Butch Tank and Double Tanks to provide water. Well 3 then signals Well 1 or Well 2 to pump if they are operational. Wells can be run manually from on-site switches.

Leaks

- Bridle Path Drive (below Kaneko) from an isolated water connection.
- Dr. Andre (Boleo) leak on resident's side. Alan said leak may have been caused by problems with Well 3 water hammer. Board agreed customer's bill to would remain unchanged.
- Storm drain repair: Mike received a call form shareholder Nothman who requested that the water company repair the storm drain on Estates Drive. Board agreed that this is the county's job.

Review of meter readings:

- Abbasi: zero meter reading may indicate meter problem.
- Readings from the three zones and total usage indicate water loss still @ 20%.
- **Alan to test meter slippage at his residence and Mike's.**
- Discussion of electronic meters. Provide Steve Keen with an iPad/note book, or laptop, with spreadsheet software. He can calculate water usage as he does meter readings.

Facility and general maintenance:

- Board discussed the use of herbicide *Roundup* to control weeds around well and tank sites. Discussion of pro and cons. Tim to investigate.
- Joe said his gardener may be available for landscape maintenance.
- Maintenance and electronic items to be stored at Well 3 site.

Insurance:

- Alan said that Steve does not have insurance.
Tim to check with the insurance broker.

Landscaping Well 2 easement/Hruby:

- Discussion of vegetation. Oleander may be poisonous.
- Dufur landscaping bill \$5K.
- How many trees to plant and what type. Oak or Aleppo Pine

Recommended and Pending Maintenance Projects 1/22/2015					Budget	Status
Well 2	Change radio antennas.	Pull pump to measure static water level and repair leaks.	Landscape PGE poles easement/well surround. Verifyw/ Hurby & Dufur.	Base rock road that leads to well.	Budget \$15K	working
Well 3	Well 3 will run from W1 and W2 hardware	Works, still Testing			Budget \$5K	Test Phase
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	Continual leak. tested positive for Chlorine. Locate leak and repair. Major road repair 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?
Total Estimated Budget					\$34 K	

From Steve Keen's Maintenance report (December):

Stats from S. Keens Oct. 2014 Maintenance Inspection			
	Gpm average	Chlorine residual	Problems or Maint. performed
Well 1	195-197	0.1-0.4	
Well 2	181		
Well 3	298-307	0.2-0.6	

3. Financial Summary: Jim Armstrong

Checking approx. \$35,675
 Chase \$133K

4. Secretary's Report: Tim Burke

- California Drinking Water Work Shops Online: Feb. 18_AB54
- December Water Production Statement for Well 2 was 1.88 Acre Feet
- Online AB54 classes in December. 12/16 and 12/18.
- Review of the minutes of the October meeting. Minutes approved.

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.
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 dates of on-line training session.	Schedule dates for December classes 12/16 and 12/18.
Sept. 14 10/30/20	Chappell	Test water level all wells./inspect submersible pump at Well 1. Done	When Well 3 is completed. Levels tested quarterly. Well 2 water level to be tested.

6. 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.

7. Next Meeting

The next meeting is scheduled for Thursday, February 19, 2015.
To be held at the residence of Dave Biasotti .

8. Adjournment:

The President, Mike DiPietro, adjourned the meeting at 8:57 pm.

Minutes respectfully submitted by:

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

Cc: Joe for web site
H. Penn, Bookkeeping