

**New Avenue Mutual Water Company
Minutes of the Board of Director's Meeting
Held at the residence of Jim Armstrong
May 21, 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	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 7:10 p.m. by the president, Mike DiPietro.

1. **Review of the Minutes:** The minutes of the April 30, 2015 meeting were reviewed and approved.
2. **Secretary's Report: Tim Burke**
 - a. A flier from the San Martin Neighborhood association requests that well owners vote on the Santa Clara Valley District rate increase. Did someone in NAMWCo. company get a ballot?
 - b. Request a copy of the 2014 FY taxes.
 - c. Water Quality Report due.
3. **Financial Summary: Jim Armstrong (04/30/15)**

Checking: \$ 52 K
Chase \$133 K
No customers are seriously delinquent.
Discussion of Bookkeeping: Is there a method to archive financial records? How long are records kept? What software is used? Jim to ask Helen.
4. **Maintenance Report: Alan Heinzen**
 - **Alan discussed the plumbing requirements of Well 2.**
Connection spools rusted in Wells 1 and 2 because of exposure to chlorine.
New plumbing required to allow the measurement of water levels at Well 2.
 - Gate valve for Well 1 drainage needs replacement. Unsure where drain line goes.
Discussion of "ultra-sonic" water sensor.
 - May 28th Leak Detectors to finish their work on Upper Butch.
 - Cost of projects (approx.) \$5 to \$10 K
 - **Water Meter Discussion and slippage tests over 46 days (Steve Keen):**
DiPietro: Old meter reading off by 4.51%
Heinzen: Old meter reading off by 3.53%
 - **Review of Steve's Maintenance Report and spread sheet:**
Drought: Watering limited to two days/week.
High water users Carnes and Gamboa.
Static water level Well3 176-feet. Static water level Well1 114-feet.
Water sold 79.1% of water pumped.

Pending Maintenance Projects 2/19/2015						Budget	Status
Well 2 and site maintenance	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
Well 3	Well 3 will run from W1 and W2 hardware	Works, still Testing	Vacuum breaker leak			Budget \$5K	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	In progress
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			Done
Meter Test	Check for meter slippage. Test meters in-line			Mike and Alan's House			Slippage 4% average
	Total Estimated Budget					\$34 K	

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.
10/30/2014	Maint	Leak upper Butch. Leak Detectors. Well upgrades. See Alan's Email 10/30 minutes Estimate/budget costs. See above	In progress. MM In progress. Meeting with Leak Detectors
11/20/14	ALL	AB54 on-line training session.	
Sept. 1 10/30/2	Chap pell	Test water level all wells./inspect submersible pump at Well 1. Done	

6. 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.	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 4/30/10		Investigate the Great Oaks vs. SCVWD lawsuit.	Great Oaks appeal overturned
11/20/14	Maint	Replace hatches on all tanks	Sept. 2014. Review.

7. President's Report: Mike DiPietro

- a. Letter to shareholders will be included with the next bills.
- b. Annual Shareholders' Meeting to be held at Alan's residence on June 25.
- c. Tentative Agenda for the Shareholders Meeting

Introduction

Web site

Finances

Maintenance

Well 3, repairs, water levels,

Water Quality

Bocce Ball

Santa Clara Valley Water District update

Voting and counting of the ballots

Questions and Answers

Adjournment

8. Next Meeting

The next meeting is scheduled for Thursday, June 25, 2015 (7:00pm)
To be held at the residence of Alan Heinzen.

9. 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