

**New Avenue Mutual Water Company  
Minutes of the Board of Director's Meeting  
Held at the residence of Jae Schwartz  
November 20, 2014  
[newavemutualwater.com](http://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:timandrose@earthlink.net">timandrose@earthlink.net</a>
Joe Cardinali	Yes	408-847-6394	408-832-8902	408-847-6394 <a href="mailto:jmcardinali@gmail.com">jmcardinali@gmail.com</a>
Mike DiPietro	Yes	408-391-5094	408-391-5094	408-842-4499 <a href="mailto:mikedi Pietro@aol.com">mikedi Pietro@aol.com</a>
Alan Heinzen	Yes		404-422-1548	408-848-2116 <a href="mailto:alan@heinzen.com">alan@heinzen.com</a>
Jae Schwartz	Yes		408-892-2887	408-847-4919 <a href="mailto:jae1@aol.com">jae1@aol.com</a>

The meeting was called to order at 7:11 p.m. by the president, Mike DiPietro.

## 1. Financial Summary: Jim Armstrong

Total cash available is approx. 159K

### From the **Comparative Statement of Income 10/01/14 to 10/31/14**

Gross profit decreased by	\$4,007.93
Total Operating Expenses decreased by	\$6,150.72
Net Income increase	\$2,142.79

Financial costs may increase due to continuing maintenance costs: See "To Do" List = \$39,551

- Major repairs on Butch Drive
- Booster pump at lower Butch needs to be replaced (Approx. 5-years old). Keep reserve pump on hand.

## 2. Maintenance Report and Project Updates: Alan Heinzen

- **Defective starter on Lower Butch booster pump.** Pump site should have a retaining wall & secure enclosure.
- Recommendation: replace or upgrade water-level sensor/controls at Twin Tanks (done, see below).
- Cow problem @ Upper Butch tank. Leaning electrical pole; road needs to be cleaned.
- Only 71% of water sold in month of Sept.
- *Leak Detectors* hired to evaluate water loss on Upper Butch. Three gate valves at residences on Up. Butch leak.
- Using Chris Carrera (Joe's brother) for maintenance. 408 505 7363, [christophertcarrera@yahoo.com](mailto:christophertcarrera@yahoo.com).

### Board Discussion:

Alan to replace **hatches on tanks** with sealable lids. Light at Well 1 indicates well is working.

Need **diagrams or blue prints** of new electrical systems and controls.

**Failure notification** to the board and Steve, if any part of the system malfunctions.

### November email from Alan:

The controls were changed at Well 3 on 11/6. Got an out-of-water call from Sal Akhter, 408 205 9936. **The antennas worked (call signal at Well 3), but the new logic at Well 3 did not start the pump.**

**The controls at the twin tanks have been upgraded, replaced the sensor** in the water so they work as designed. Still **need to add the new on-off delay relays** to prevent the pump from rapidly starting and stopping. The panel will have a **control drawing in the panel** to help trouble-shoot future problems.

**MJR electric will set up Well 1 with the new pump control panel.** We should be able to run Well 3 in place of Wells 1 and 2. The control logic has the capability to check if the demands are being satisfied. There is a **PLC (programmable logic controller) at Well 3 telling it to run or stop**, one of the inputs to the PLC asks is Well 3 running or not? The logic should be able to check if the demand is satisfied.

**I put 4 -1.25" and 5 – 1.5" stainless steel ball valves at Well 3 for stock.**

**We need to change 3 service connect valves on Butch** to stop water flow to residences so we can pressurize the Butch line with nitrogen to locate the leak on Butch.

Met with Joe Carrera's brother Chris as a resource to replace Joe. He will charge the same price; he has the tools. Needs to be trained on our system. Steve will use him to replace service connection valves this week.

Recommended and Pending Maintenance Projects 10/30/2014						Budget	Status
Well 1	Expanded Well 1 enclosure added concrete pad.	Upgraded control panels w/support	New attennas installed. Talk to Well 3.	New starter panel.	Ground to be leveled around well from drilling rig damage.	\$16.5K (paid)	Done
Well 2	Change radio antennas.	Pull pump to measure static water level and repair leaks.	Landscape PGE pole easement/well surround. Verif Verifyw/Hurby & Dufur.	Base rock road that leads to well.		Budget \$15K	
Well 3	Re-work controls, so Well 3 will run from W1 and W2 hardware	Test and calibrate.				Budget \$5K	
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	
UpperButch Rd Leak	Continual leak. tested positive for Chlorine. Locate leak and repair. Major road repair Outside contractor: Leak Detector			Replace 3 gate valves		Budget \$9K	Priority
L. Butch Booster Pump	Defective Starter. Replaced Pump@\$750. Need retaining wall and fencing			Need backup pump.			Pump replaced
	Total Estimated Budget					39K	

### 3. From Steve Keen's Maintenance report (October):

1. 10/16: water test of Upper Butch indicates 0.4 chlorine residual.

Stats from S. Keens Oct. 2014 Maintenance Inspection			
	Gpm average	Chlorine residual	Problems or Maint. performed
<b>Well 1</b>	196	0.4	0.4 Chlorine residual @ Upper Butch
<b>Well 2</b>	180		New meter well 2 10/08
<b>Well 3</b>	298-307	0.7	

### 4. Comparison of digital and mechanical water meters: Dave Biasotti

- Mechanical meters need frequent replacement, are inaccurate, accumulate debris and mineral buildup. 90% of mechanical meters inaccurate after one year.
- Discussion of article from EDN network. Board to evaluation the transition form mechanical to digital water meters.

### 5. AB 54 Requirements/Web site: Joe Cardinali

1. Most recent minutes uploaded to the web.
2. AB 54 requires company meeting notifications to be physically posted. Mike said he would post the notification on his mailbox.
3. Discussion regarding the creation of an emergency plan if there is a water shortage, earthquake, other disaster: Inspection of the system. Where do we rent a generator?

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

- a. Insurance: Policy is now with Alteris. Rate is approx. 2K lower. Earthquake is 20K/year.
- b. Stock certificate provided to Jae and Becky Schwartz.
- c. Online AB54 classes in December. 12/16 and 12/18.
- d. Review of the minutes of the October meeting. Minutes approved.

**7. Action Items**

Date	Who	Action	Status
6/08/09 to 6/20/13	Dave	New and approved By-laws to be recorded	<a href="#">Approved. Investigate the process.</a>
11/20/14	Maint	Hydrant replacement/upgrade. Hydrant barriers. Up Extra meters and/or gate valves needed. Also, backup booster pump.	<a href="#">Annual maintenance. Goal: 2 hydrants /year.</a>
10/30/20	Maint	Leak upper Butch. Leak Detectors. Well upgrades. See Alan's Email 10/30 minutes Estimate/budget costs. See above	<a href="#">I In progress.</a> <a href="#">MM In progress.</a> <a href="#">Meeting with Leak Detectors</a>
11/20/14	ALL	<b>AB54</b> 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.  Clean/inspect submersible pump at Well 1. <a href="#">Done</a>	When Well 3 is completed. Levels tested quarterly. Well 2 water level tested.

**8. Parking Lot Items**

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 3/04/10		Investigate the Great Oaks vs. SCVWD lawsuit.	Ongoing
11/20/14	Maint	Replace hatches on all tanks	<a href="#">Well 1 overhauled Sept. 2014. Review.</a>

**9. Next Meeting**

The next meeting is scheduled for Thursday, December 18, 2014.  
To be held at the residence of Jim Armstrong.

**10. Adjournment:**

The President, Mike DiPietro, adjourned the meeting at 8:51 pm.

Minutes respectfully submitted by:

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

cc: Joe for web site  
H. Penn, Bookkeeping