

**New Avenue Mutual Water Company**  
**Minutes of the Board of Director's Meeting**  
**Held at the residence of Alan Heinzen**  
**October 29, 2015**  
[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:timoteo10900@gmail.com">timoteo10900@gmail.com</a>
Joe Cardinalli	Yes	408-847-6394	408-832-8902	408-847-6394 <a href="mailto:jmcardinalli@gmail.com">jmcardinalli@gmail.com</a>
Mike DiPietro	Yes	408-391-5094	408-391-5094	408-842-4499 <a href="mailto:mikedipietro@aol.com">mikedipietro@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 7:15 p.m. by the president, Mike DiPietro.

1. **Review of the Minutes:** The minutes of the September 24, 2015 meeting were reviewed and approved.
2. **Housekeeping:** Discussion of company address lists.  
 Postal Service returned notices mailed to 10 addresses by a local homeowners group. Some of the addresses were vacant lots. Board discussed whether or not some shareholders did not receive their bills.  
 Jae Schwartz said that there was a "water shutoff " notice on his bill which had a credit on it.
3. **Financial Summary: Jim Armstrong**  
 Checking: \$ 64,417  
 Chase \$133,600  
 Board discussed the transfer of year-end bookkeeping files to the treasurer for review, archive, and backup.
4. **Maintenance Report: Alan Heinzen**
  - a. **Upper Butch Leak:** Alan to set-up repair with contractor. Trincher Construction is not available. Will ask Joe Carrera, but will have to help with the labor and shutdown.
5. **Upper Butch leaning pole.**  
 Jim has created a "ticket" with Verizon to do the repair (or replacement). A new ticket had to be created because the first ticket was not acknowledged.  
 Alan mentioned that the Verizon communication hub (wiring) is located at the corner of Church and Rucker.
  - b. **Usage Report Summary**
    - **Water loss:** September = 953,614 gallons. Annual loss-to-date 5,608,520 gallons. Sold = 82.0%
    - **Static Levels** March and September (in feet):  
 Well 1    Static level: March = 114    Sept.= 132  
 Well 3    Static level: March = 176    Sept.= 216
  - c. **PGE power failure Sept. 22:** Pump saver error message. Well has to reset itself.  
 On 9/22 water was off from 5:30 am to 6:30.  
 • **Electrical will be redone by MJR**
  - d. **Leaning pole:** Jim said Verizon was contacted regarding the leaning pole at 2550 Butch Drive (cows).  
 Verizon to use an outside contractor for repair.

## 6. Steve Keen Report 8/10 to 8/31:

- DiPietro meter slippage difference between two meters of 204 gallons.  
Heinzen meter difference of 639 gallons.
- Board decided that enough data has been collected regarding slippage, and agreed to move two-new meters to residences of high water users: Carnes (Sugar Babe), Sedigh (Bridle Path), or Gamboa (Howell Ln).

### Pending Maintenance and Project Review 9/24/2015

Pending Maintenance and Project Review 9/24/2015					Budget	Status
Well 1 and Well 2		Customer asks for gate @ W2 to deter traffic.	Landscape PGE poles. Verify w/Hurby & Dufur.	Base rock road to Well 2 on hold. Gate @ Well 1.	Budget \$15K	Planning
Well 3	Well 3 will run from W1 and W2 hardware	Still working on controls, Pump saver error messg.			Budget \$5K	working
Booster Pump to Howell Ln.	Spare in stock. Where's backup pump located?	Concrete slab.			Budget \$4K	Done
Butch Tanks	Road to upper Butch cleaned.	leaning pole.	Contacted Verizon	Talk to Ishmali	Budget \$1K	
Upper Butch Leak	Leak Detector:'srecommends new street valve. See above.			Homeowner's gate valves replaced	Budget \$9K	In progress
L. Butch Booster Pump	Replaced Pump @\$750. Need retaining wall and fencing			Need backup pump.		Done
Meter Test	Check for meter slippage. Test meters in-line. Add more meters. Move test to Carnes/Sedigh/Gamboa			Steve to move meters. Carnes says O.K.		Slippage 4% average
	Total Estimated Budget					\$33K

## 7. Dave Biasotti: Presentation and discussion of aquifer water levels and water sources.

## 8. Secretary's Report: Tim Burke

- Online AB54 Board Training for Mutual Systems scheduled for 9/29/2015.
- ASM minutes are late. Trying to condense 31 pages to six.
- Insurance Review: Renewal of policy in November.  
Board discusses raising Board Group/Individual liability to 5M.
- Discussion to upgrade lot map with owner names.
- Presentation of 2014 Tax Return.  
Done by San Jose accounting firm (Boyd Tax Counselors: 408-247-4461). Tim asked for cost. Return indicated that NAMWCo. is a 501(c) (3) and there is no tax liability for FY 2014.

## 9. Action Items

Date	Who	Action	Status
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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.
08/27/2015	Maint	Leak upper Butch. Leak Detectors. Add new street valve to isolate leak. Well upgrades. See Alan's Email 10/30 minutes .	I In progress. MM In progress.
08/27/2015	ALL	<b>AB54</b> on-line training session.	9/29/15 10a.m.

### 8. 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. (Verify)
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.

### 9. Next Meeting

The next meeting is scheduled for Thursday, October 29, 2015 (7:00pm).  
To be held at the residence of Alan Heinzen.

### 10. Adjournment:

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

Minutes respectfully submitted by:  
Timothy Burke  
Secretary  
Board of Directors

Cc: Joe for web site  
H. Penn, Bookkeeping