

**New Avenue Mutual Water Company
Minutes of the Board of Director's Meeting
Held at the residence of Mike DiPietro
September 24, 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	No	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 7:15 p.m. by the president, Mike DiPietro.

1. **Review of the Minutes:** The minutes of the August 27, 2015 meeting were reviewed.
2. **Maintenance Report: Alan Heinzen**
 - a. **Upper Butch Leak:** Board agreed on valve installation as recommended by *Leak Detectors*. Valve will make it easier to pinpoint the leak. Cost estimate: between \$2K and \$4K. Alan to set-up with contractor.
 - 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. 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.
3. **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

					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 Detectors recommends 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/Gamboia			Steve to move meters. Carnes says O.K.		Slippage 4% average
Total Estimated Budget					\$33K	

4. Financial Summary: Jim Armstrong

Checking: \$ 64,723
Chase \$133,000

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

6. 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.

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.
08/27/2015	Maint	Leak upper Butch. Leak Detectors. Add new street valve to isolate leak.	I In progress. MM In progress.

		Well upgrades. See Alan's Email 10/30/2014 minutes .	
08/27/2015	ALL	AB54 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