

New Avenue Mutual Water Company

Board of Directors Meeting Minutes

January 21, 2021

Held virtually on Zoom,
Gilroy CA

Board Members Present New Avenue Mutual Water Company (NAMWCO); Jim Armstrong, Joe Cardinalli, Mike DiPietro, Alan Heinzen, Dave Biasotti, Jae Schwartz

Board Members Attendance: All members present.

Guests: None

Meeting called to order by Mike DiPietro 7:15 pm

1. Welcome by President Mike DiPietro, attendance recorded.
2. Review and approval of minutes for December 17, 2020.
Motion to approve made by Alan, Seconded by Joe. Minutes approved.

3. Financial Report,

Jim Armstrong: Chase Checking balance \$168,017. Chase Savings balance \$168,641.

Statements paid to Santa Clara Water District for Well taxes \$23,410 for 6-month period and \$42,664 for year period. Total amount paid \$66,074.

Santa Clara Valley Water District well tax billing statements are sent to us with the amount of water used and we calculate the payment. Alan will review bills to be sure we are paying the correct amounts and not overcharged.

4. Presidents Report General Discussion: Mike DiPietro.

Mike contacted Water District regarding our current bills and late penalties fees that we recently received. We had not received bills so why were they accessing late fees. He sent letter on December 30, 2020, contesting the late fees and questioning their process. After speaking to Water District staff, Mike agreed to pay the two bills for \$66,074 for the Well taxes and not pay the late charges. Water District will get back to him on the late fees. Mike believes they will reverse the late fee charges.

5. Water Quality updates: Jae.

Jae reported no water quality concerns. Electronic Annual Report (EAR) completed, submitted and reviewed with no issues or concerns.

6. Water Levels: Dave. N/A

7. Road Committee: Dave.

Action item on hold. Item to be discussed at general in person meeting to gather input from membership. Roads Committee item to be kept on agenda for future discussions.

8. Maintenance and Operations: Alan.

Alan reported he had sent out water use reports but they were incomplete with usage details, he will resend when he has all the information.

Lower Butch tank is filled from Well #3. If we have more storage capacity at lower Butch, we can use more water from Well #3 which will save us money because it is outside of the well tax zone.

Discussion was focused on Butch lower tank and the need for more water storage capacity and balancing the system. Dave has storage tank information that he will pass on the information to the Board member for review. Roca property at 2569 Butch has a 20,000-gallon tank on their property currently not being used. Alan and Jim will contact Roca if tank is available for our use.

#1 Priority Action item to continue to investigate more water storage for lower Butch tank location.

Hydrant Discussion: Detailed discussion on upgrading hydrants, replacement priority and when we are requested to upgrade hydrants by a resident. These homeowners request may be due to construction on their property and fire marshal requirements. Two homeowners Anderson and Voicu were asking for hydrant pressure information because they are researching to do construction on their property.

Hydrants are the property of the Water Company. Question to the Board do we charge cost for hydrant upgrades when requested or do we assume the cost. Replacement hydrants can cost up to \$5,000 to move from a dwarf hydrant to an upgraded hydrant that will produce 1,300 gallons per minute at 20 PSI, as required by Fire Marshall.

Motion made by Mike for vote: We have a general list to replace hydrants due to maintenance issues, old dwarf hydrants, leaking, etc. If homeowner request upgrade to hydrant that is not on our replacement list (within the top 5) or moves up on our list. We will approve to replace hydrant and split cost (50-50 split) with homeowner and water company. If the homeowner wants to install hydrant on their property and connect to Water Company system, we will approve but they must follow Water Board specifications to connect to our main line and the hydrant must be metered. Water Board maintenance staff can be hired to do work or separate contractor can be used under our direction and following our specifications. Hydrant will be on homeowner property and their responsibility to maintain.

Action item - Vote called: 5 yes and one no, motion approved.

Motion summary: To be reviewed for clarity at next meeting.

Hydrant Replacement Guidelines

- Homeowner request upgrade to hydrant that is on our hydrant replacement list and is within the top 5. We will replace and assume cost. (Need master replacement list to be included in minutes).
- Homeowner request upgrade to hydrant that is not on our replacement list or out of the top 5 to be replaced. We will approve to replace hydrant and split cost (50-50 split) with homeowner and water company.
- If the homeowner request to install hydrant on their property, at their cost and connect to Water Company system, we will approve request but they must follow: 1) Water Company specifications to connect to our system and 2) the hydrant must be metered. The metered hydrant water usage will be charged to the homeowner.
- Water Board maintenance staff can be hired to do this work or separate contractor can be used. However, work must be completed under our direction and following our specifications. Hydrant will be homeowner's property and their responsibility to maintain.

9. Next Zoom Board Meeting, February 25, 2021 @ 7 PM, Joe will send out Zoom invitation notice. Meeting adjourned at 8:05 pm. Minutes respectively submitted by Joe Cardinali Board Secretary.