

New Avenue Mutual Water Company

Board of Directors Meeting Minutes

Summary

April 26, 2023

Schwartz Residence,
Gilroy, CA

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

Board Members absent: None

Guests: None

1. Welcome - Meeting called to order by Mike DiPietro at 7:10 pm
2. Review and Approval of Minutes for March 22, 2023 : Motion to approve minutes made by Alan and Second by Mike. Vote taken all in favor, minutes approved.
3. Financial Report, Jim Armstrong.

Jim reported the following information as of April 26, 2023: Chase Checking balance \$146,405. Chase Savings balance \$168,691.

(Last meeting/March Chase Checking balance \$173,044. Chase Savings balance \$168,688).

Discussion on invoices, water usage concerns, past due accounts and Egleberry Services:

Concerns over Egleberry Accounting Services lack of response to request and questions by customers, board members, incorrect billings, uncollected billings, mistakes on invoices and general lack of care of our accounts. Board is actively looking for new bookkeeping services. Jim and Mike will meet with Jackie to express our concerns.

Mike will contact On-Time Bookkeeping services who he uses in his business to see if they would be interested in providing bookkeeping and billing services. Also, Ellen Fisher Book-Keeping in Hollister may be a service to contact.

Continued Rates Discussion:

Continued discussion on the need to raise water user rates and the monthly lot fee due to higher than expected cost for Well #3 refurbishing and ongoing infrastructure cost. This was caused by damage due to weather and road erosion that effects NAMWCO water delivery system and pipes.

Last meeting we reviewed and approved to raise the current \$58 lot fee per month. We agreed to raise the fee by \$42 to \$100 per month

At the last meeting, we voted and approved to raise the lot fee effective June 1, 2023 to \$100 per month. In depth discussion on raising fees continued, a motion was made to raise monthly water unit rate fee to \$3.75 per water unit used under 100 units, and to raises to \$5.00 per water units used over 100 units, motion made by Joe and Second by Alan, a vote was taken and all in favor, the item was approved. Mike prepared an information letter to shareholders to be included in next month's billings, of the rate increases. This will be explained at the annual Shareholders meeting on June 14, 2023, 7pm Alan's house.

4. Presidents Report: The Boards needs to fill Dave's position in the interim to continue with his projects; Communications with shareholders and the development of an electronic/email contact list. Including Water District follow-up and monitoring, and ongoing water supplies and rates. Carnes was contacted, he is not interested.

Mike contacted Frank Camacho to ask his legal advice of the establishment of a Roads Committee. The question; is the information that Jim found in the property deeds binding to the owners that a Roads committee can be established.

5. Manganese Action Plan Updates: Jae Schwartz

Manganese updates and discussions. Water from Well #3 continues to be pumped out to clear the well contamination per our current plan. Manganese flow chart numbers are going down slightly.

The plan being recommended/supported by the State Waterboard inspectors is the recommendation of a filtration plant at Well #3. We continued discussion on the filtration plant including cost, payback, impact on budget and operation's and will it resolve the manganese problems.

6. Water Use, Rates and Water Levels: No updates at this time.

For rates discussion see Treasures report section #3.

7. Maintenance, Operations and Water Use Readings: Alan Heinzen.

Alan reported that for Well #3 we will continue to run the well for 15 minutes per hour daily to drain off the manganese's. Alan has been in contact with Bracewell Engineering on the filtration plant they are proposing. After much discussion and to keep the project on line the Board approved \$10,000 for Alan to continue developing a contract with them to keep project on line.

Filtration plant cost could be between \$65,000 and \$150,000 to deal with the manganese's problems. Alan will continue providing them information as needed to resolve our problem.

Alan requested funds to pay for leak detection equipment, the Board approved \$2,000. This equipment will be used for us to find leaks and ultimately no need to hire outside contractors to do the work and a goal of saving NAMWCO money.

8. Old Business: None

9. New Business: Reminder Zoom meeting with State Waterboard staff on June 24, 2023 at 11 am, Zoom link will be distributed.

10. Next Board Meeting: Wednesday, June 14, 2023, @ 7 PM, moved to June 24, at Mike's house.

Meeting adjourned 8:40 pm. Minutes respectfully submitted by Joe Cardinalli, Board Secretary.