

# **New Avenue Mutual Water Company**

## **Board of Directors Meeting Minutes**

### **Summary**

December 15, 2022

Dave Biasotti House,  
Gilroy, CA

Board Members New Avenue Mutual Water Company (NAMWCO); Mike DiPietro, Joe Cardinalli, Alan Heinzen, Jim Armstrong, Dave Biasotti and 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 November 17, 2022 : Motion to approve minutes made by Dave and Second by Jim. All in favor, minutes approved.

3. Financial Report, Jim Armstrong.

Jim reported the following information as of December 15, 2023: Chase Checking balance \$274,613. Chase Savings balance \$168,685.

(As of November, 2022, Chase Checking balance \$269,376. Chase Savings balance \$168,684).

#### Discussion on usage concerns and past due accounts:

9511 Sugar Babe Dr. account is under Notman, he is the owner. Current residents are Renters, water issue had leak on their side of the meter, invoice is over \$1,300. Jim has spoken to owner Notman; he is aware bill is his responsibility. Renter said they have not seen a bill. Jim will follow up with owner and tenant to set up payment plan.

2970 Bannister Ave. account under Nicklin who lives there. Highest outstanding bill in system. Nicklin said he has not been getting the monthly statements, statement is overdue with a balance due of \$9,300. Nicklin is currently paying his \$50 monthly bills. He said he is unable to pay the \$9,300. We can wave the \$3,000 in fees and he will have a remaining balance of \$4,600. Jim will talk to him to see if he can pay a monthly payment of \$200. Jim will follow up.

Sale of Property: Discussion regarding sale of property and unpaid water bills. If a Board member sees a “for sale” sign, please contact the realtor and give them information on NAMWCO water service and that if any outstanding water bills need to be included in the escrow accounts. We will also remind shareholders at the annual meeting.

4. Presidents Report - General Discussion: Mike DiPietro.

Some invoices have been delayed, to help with Invoice process, Alan and Board members will send invoices to Mike for his approval first before they are submitted to Egleberry for payment.

5. Manganese Action Plan Updates: Jae Schwartz.

Jae sent in the NAMWCO emergency notification plan to the state as required and requested by staff to meet the deadline.

Jae reviewed the manganese graph levels on page one of the document. Graph shows we are within acceptable levels. Current Well 3 plan is to complete water flushing, reassemble the pump/system and retest levels for the state to review.

Next Important step: Jae has a Zoom meeting scheduled with State Inspector to discuss Well 3 findings on January 10, 2023 at 10 AM. All Board members are invited to attend. Hopefully after this meeting we can get direction, including an action plan to follow to get Well #3 back on line. Zoom meeting will be reviewed at the next Board meeting to determine our next actions on Well #3.

6. Water Use, Rates and Water Levels: Dave Biasotti

Dave reviewed current water rates with the Board, current rates are low and suggested we raise NAMWCO rates. Board discussion followed on different rate increases, scenarios and possible increases for the different use categories. Raising fees will encourage water conservation and help raise needed funds to maintain the system.

The Board reviewed raising the high-water users unit fee up by 28%. The Board also discussed raising the monthly lot fee. The current lot fee is \$58 per month. It was recommended to raise the monthly lot fee to \$81 per month. Raising the lot fee across the board would be a flat fee increase to all NAMWCO shareholders and not be directed at any specific user group.

Motion was made to raise the lot fee from \$58 to \$81 per month by Jim, Second by Dave. The Board voted unanimously in favor of the increase. Time line to raise fees will be discussed at the next meeting, Mike will draft a letter to shareholders about the fee increase when the new rate is ready to activated.

For better communication and to help contact our members Dave will continue working on NAMWCO members electronic contact and mailing list.

7. Maintenance, Operations and Water use reading: Alan Heinzen

Static Water levels and meter readings are not available at this time, waiting on Steve to read meters and report back to Alan. Steve is scheduled to read meters in the next few days, he normally reads meters in the middle of the month around the 15th.

Alan reported he was contacted by Dufur, 10266 Duke Dr. that the hydrant adjacent to his property is leaking. Alan will look at the hydrant when weather is dry and leak can be detected.

Well #3 Status: Waiting on better weather to complete work on Well 3 rehabilitation.

8. Old Business: Need to select Date for Annual meeting.

9. New Business: None

10. Next Board Meeting in person: Thursday, January 19, 2023, @ 7 PM, at Joe Cardinalli's house, 2460 Bridle Path Drive.

Meeting adjourned 8:50 pm. Minutes respectfully submitted by Joe Cardinalli, Board Secretary.