

New Avenue Mutual Water Company

Board of Directors Meeting Minutes

Summary

January 19, 2023

Cardinalli Residence,
Gilroy, CA

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

Board Members absent: Jae Schwartz

Guests: None

1. Welcome - Meeting called to order by Mike DiPietro at 7:05 pm
2. Review and Approval of Minutes for December 15, 2023 : 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 \$278,266. Chase Savings balance \$168,687.

(Last meeting Chase Checking balance \$274,623. Chase Savings balance \$168,685).

Discussion on bills, usage concerns and past due accounts:

Jim received Go Daddy web site hosting bill on NAMWCO credit card and will send to Mike for approval and then Jackie for payment, \$2,500. Joe said this should be for 5 years.

Nicklin, Bannister Ave. past due water bill discussed. Jim said he met with Nicklin and he has agreed to pay \$150 month until the past due is paid. He is also paying the current monthly bill.

Jackie at Eigelberry said in her agreement with NAMWCO, that the agreement does not include collection of past due accounts. After discussion, the Board agreed to add \$450 to her monthly contract to track and bill any outstanding water bills and she will follow up on collection.

4. Manganese Action Plan Updates: Jae Schwartz.

No Manganese updates at this time Jae is out of the area.

Reminder Next 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.

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

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

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

Alan was contacted by Dufur, 10266 Duke Dr. he is concerned with the dumping of Well #3 water on his property as part of the plan to clean out Well 3. After discussion on how to limit water spilling on to his property, Alan will determine the best way to direct water to the creek and not on his property. This will be ongoing until the Well is clear of manganese and back in operation.

Well #3 Status: The Well is running for 15 minutes per hour to drain off the manganese's. Steve and Alan are monitoring on regular basis. Continue discussion at next meeting until issues resolved and approved by the State.

Butch Drive Erosion: Discussed the water runoff due to the heavy rains and the erosion and damage to Butch Drive and shoulder of the road. NAMWCO underground water pipes are located under the road and under the shoulder of the road. PG&E will repair areas that effect their gas lines. NAMWCO will need to repair erosion that negatively effects our water system, including areas around storage tanks.

Continued discussion on road maintenance and damage caused by run off from heavy rains and run off from homeowners property. With all the water damage and lack of road maintenance the need for a roads committee to address roads issues is needed. Board members will research by laws and other documents to see if we can enforce or form a committee to address these issues. With NAMWCO continued road maintenance expenses we will run low or run out of funds unless we raise water rates, raise the lot fee, impose an ongoing roads maintenance fee and/or impose special assessments to maintain the roads. The maintenance of the roads is needed for residents safety, property values and the protection of NAMWCO infrastructure, equipment and personnel to provide water service to our shareholders.

Well's 1 and 2 are in operation providing water to our shareholders, however we suspect that Well 1 meter not running properly. It looks as if Well 1 meter is running at twice the amount actually recorded. Currently, Well 1 meter reads almost double of Well 2 usages. Waiting for water bill to see if it shows a spike in usage. Continue to follow meter if this becomes an issue.

7. Old Business: None

8. New Business: None

9. Next Board Meeting: Thursday, February 23, 2023, @ 7 PM, at Mike DiPietro house, 9547 Estates Drive.

Meeting adjourned 8:30 pm. Minutes respectfully submitted by Joe Cardinalli, Board Secretary.