

WOODRIDGE MUTUAL WATER & PROPERTY OWNER'S ASSOCIATION

ANNUAL GENERAL MEETING OF THE MEMBERSHIP AGENDA

Date:	Saturday, June 3, 2023	Time:	10:30 a.m.
Location:	Black Butte Middle School 7946 Ponderosa Way Shingletown, CA 96088		

1. Registration of Members
 2. Call Meeting to Order
 3. Pledge of Allegiance
 4. Opening Remarks
 5. Service Award
 6. Approve Meeting Minutes of the May 14, 2022 Annual General Meeting of the Membership
 7. Board of Directors' Report
 - a. President
 - b. Treasury & Accounting
 - c. Water System
 - d. Lake
 - e. Design
 - f. Secretary
 - g. Advocacy
 8. Committee Roster – Volunteer Opportunities
- Break & Close of Polls
9. Board of Directors Election Results
 10. Guest Speaker
 11. Open Forum Question & Answer Period
 12. Adjourn Meeting

WOODRIDGE MUTUAL WATER & PROPERTY OWNER'S ASSOCIATION
ANNUAL GENERAL MEETING OF THE MEMBERSHIP
MEETING MINUTES

Meeting Date and Time: Sat. May 14th, 2022 at 10:00AM

Location: Black Butte Middle School, 7946 Ponderosa Way, Shingletown CA 96088

1. Member Registration
2. Meeting called to order at 10:15AM.
3. Pledge of Allegiance led by Secretary.
4. Opening Remarks:

Secretary Heather Stokes:

Thanked everyone for coming and asked all members to review the folders they were provided at registration.

Stated that we will be following the Agenda.

Explained that there is a Secret Ballot for the two items that require membership approval in the folders.

Requested last year's meeting minutes be adopted by a voice vote to approve and adopt the minutes.

President Neill Murchison:

Before we begin, I would like to inform everyone to please hold Linda Preston in your thoughts. She is a valued neighbor, friend, and long-time resident of our Woodridge Lake Estate community. As of yesterday, she is in the hospital in critical care due to a recent fall.

On behalf of the Board of Directors, thank you all for coming today to our Annual General Meeting of the Membership. We have a full agenda today and trust that you will be provided with updates from committee chairs. Additionally, we have invited a warden from the California Department of Fish and Wildlife, Paul Cordoza to speak to all of us as part of our presentation today. Please note that there is a question and answer period at the end of the agenda. If you would like to ask a question, please write your name, and street name on index card, and bring it up to our table.

During the Q&A, our Secretary, Heather Stokes will call on you and you can ask your question at that time.

Point of stipulation on the adoption of the Meeting Minutes of the May 1, 2021. Although we have adopted the said minutes, I would like a motion to add to the

record, those minutes have omissions and/or language that do not reflect the nature of the “lengthy discussion followed with the homeowners and our attorney.” To further clarify, the attorney representing the prior board was Todd Endres, partner of Endres & Elizondo, who is no longer representing the board, let alone the association.

5. Approve Meeting Minutes of the May 1, 2021 Annual General Meeting of the Membership with stipulation. Motion to approve by membership carries.
6. Board of Directors’ Report (Individual Committee Reports were read and provided to each member. The full meeting package can be found on our website (woodridgepoa.org) under the “Documents Library tab)
 - a. President – Neill Murchison
 - b. Treasury & Accounting – Allison Elliott
 - c. Design – Sherri Dodson
 - d. Lake – Jenny Cooper
 - e. Secretary – Heather Stokes
 - f. Water System – Nick Gorshen – read by Butch Worden
 - g. Advocacy – Neill Murchison
7. Election Inspector Eric Fisher provided vote to adopt instructions. Vote to be held at break to vote on:
 - a. 2022 Budget & Financial Statements.
 - b. Pursue action against delinquent account.
8. 15 minute break for voting.
9. Meeting called back to order.
10. Voting Results:
 - a. 2022 Budget & Financial Statements: approved and adopted
49 – Yes / 0 – No
 - b. Pursue action against delinquent account: approved and adopted
48 – Yes / 0 – No / 1 - Abstain
11. President Neill Murchison introduced Warden Paul Cordoza from California Department of Fish & Wildlife.

Warden explained how to report and incident on the Fish & Game website.

And he explained the caution of feeding deer. Discussed Trespassers at the lake. Left his business card with phone number and several wildlife pamphlets.

President Neill Murchison thanked Warden Cordoza for coming to our meeting. Warden Cordoza was available after the meeting for any questions our members may have.

12. Any new business, questions from members.

Had a request from Kristyn Koppman to have people slow down as they're driving in our neighborhood. There are more kids out riding bikes, etc. Kristyn also requested people clean up after their pets as they're out walking. Kristyn requested lot clean up on Woodridge – there is slash and diseased trees that have not been cleared.

13. Meeting Adjourned 12:00 p.m.

Heather Stokes, Secretary

Dear Neighbors,

It has been a privilege to be board president since August 2021. Your board has been actively working to create efficiencies, and has been active these past twelve months. Each board member and the water system administrator will provide a recap of their activities in 2022 and may provide additional insight on their scheduled activities for this year.

As to activities specific to my role, my recap is as follows:

1. As reported last year, the Board engaged a new attorney that specializes in Common Interest Developments, which is the legal definition of a home or property owners' associations as recognized by California's Secretary of State, in which we are classified. Since early March 2022, the Board has been working on the re-draft the CC&Rs and By-laws to make sure that they are in accordance with the law – the Davis Stirling Act. On May 19th, we sent out to all of you (by email or mail) the proposed drafts for your review and feedback for a period of 45 days. Once we conclude and adjourn this meeting, we will open a Town Hall for you to ask your questions to the Board about these drafts. The next step is for us to consolidate your feedback to our attorney and produce the final documents to be voted on, sometime in late August to early September for adoption. These governing documents, on adoption will serve as an effective guide for members and the Board for many years to come.
2. Since September, I have taken a more active role with the Water System, initially with Nick Gorshen, and in January, with Mark Bantz, our new water system administrator. I would like to highlight a few points: as you may recall, we lost a well in September, and we asked for conservation by the membership, with a majority of us heeding that call. We continue to ask for your cooperation. Additionally, based on increasing costs in operating and maintaining the water system, and also to further promote conservation, I tasked the Treasurer to analyze our water rates and charges. As a result, we wanted to balance consumption conservation with the rates. A majority of us use below the allotted base minimum in a quarter and as a result, the increase is not significant, nor does it significantly strain our system. Consistent high-volume users on the other hand puts an increased level of strain on our water system from the pumps, to the wells, and the delivery of water through the pipes to their homes and irrigation system. For the average user, those using less than the allotted 27,000 gallons per quarter or 108,000 gallons per year, you are paying \$1.64 per day for water.
3. With my focus on water, with Mark's guidance, the Board learned that we were required to take classes sponsored by the Rural Community Assistance Corporation. Since January, Mark and members of the Board have now completed close to 100 hours of training, from ethics to water management and conservation, budget and finance, and board responsibilities and roles. These classes have been a benefit for this Board as it provides guidelines to be better serve you, the members of our community for both aspects of our corporation – the property owners side and the water system.
4. Activities for the remainder of this year, should I be re-elected is to continue to work with Mark and the water system, as well as successfully adopting our updated governing documents, and continue to manage our association fairly with transparency.

I would also like to take this opportunity to reaffirm our community's mission statement:

Within the parameters of our bylaws and CC&Rs, to be cost and expense conscious, and maintain the integrity of our lake, water system and subdivision infrastructure. Always will strive to maintain the safety, value, comfort and protection for all our Woodridge Lake Estates Property Owners. Importantly, continue to make Woodridge a wonderful place to live.

In closing, I would like to thank all of you for your patience and support this past year.

Respectfully submitted,
Neill Murchison
President

Dear Members,

The Treasury & Accounting committee kept busy with quarterly billing and receiving payments from the membership so that we can cover all our expenses and costs for both the Association and Water System, from insurance, permits, taxes, legal fees, payroll, and maintenance costs to keep the water system operating to deliver fresh clean water to every household in our community as well as maintain our common areas for the Association.

As a mutual water system, we do not make a profit but we must still ensure that all costs are covered by the rates we charge for water; including long term projected costs for maintaining and operating the wells and pumps. We are required by law to have money in reserves to cover emergencies (i.e., drilling a new well or replacing a broken pump or generator). After evaluating the rising costs of equipment and the threat of decreased water availability through the extreme drought conditions, it was determined that a small increase in rates would allow us to increase the reserves. The rate adjustment was presented to the Board in early December 2022, who agreed and it was implemented in January 2023. We continue to work with Mark Bantz our Water System Administrator to budget for the ongoing maintenance of the water system equipment and wells.

With input from the rest of the Board we worked on the budget and balanced the books to retain the POA fees at \$350 for the year whilst still paying all the bills for liability insurance, state and county permits and water testing and treatments to keep our beautiful Woodridge Lake weed free and a safe, fun place for our members, their families, and friends to enjoy.

We upgraded the finance software as the old Quickbooks license (from 2017) had expired last summer and after two long weeks and many hours on the phone with customer support, we now have an online version to manage the Association and Water System's money. We had initially hoped to have an online payment option for convenience to you, but the fees are too high and complicated based on the number of transactions we have. So, we ask everyone to continue to send a personal check or if you use online banking use your bank's Bill-pay option. We also had hoped to update the bills to give more details about meter readings/water usage but there is no easy way to customize the invoices so we continue to manually input everyone's water usage.

In compliance with rural mutual water systems for the California, I have attended three online training courses required for Board members of Small Water Companies: Financial Management, Board Roles & Responsibilities, and Ethics for Board Members – they provided very useful information and the responsibility my role plays in with water system. I just completed the Rate Setting class this week, and I will continue with more required training throughout the year.

We had a handful of members who were late with payments and we appreciate everyone getting their checks in the mail as quickly as possible. Since there have been some issues with the mail service taking over two weeks or not delivering at all please make sure you send your payments early.

Non-Treasury & Accounting work entailed providing feedback, and proofing our proposed drafts of the Bylaws and CC&R's.

Respectfully submitted,
Allison Elliott
Treasurer

Woodridge Mutual Water & Property Owners

2022 Budget / 2022 Actual / 2023 Budget

SUMMARY - INCOME & EXPENSES (POA / WATER SYSTEM)

	Notes	2022 (Budget)	2022 (Actual)	2023 (Budget)
Woodridge Property Owners Association				
INCOME				
Late Fee Income		\$ 350.00	\$ 360.00	\$ 300.00
POA Fee Income	1	34,425.00	34,512.50	28,350.00
Service/Fee Income		-	(144.00)	-
TOTAL INCOME		\$ 34,775.00	\$ 34,728.50	\$ 28,650.00
TOTAL EXPENSES		\$ 33,230.00	\$ 40,467.92	\$ 35,917.75
NET OPERATING INCOME	A	\$ 1,545.00	\$ (5,739.42)	\$ (7,267.75)
Other Income				
Interest income		\$ 85.00	\$ 193.11	\$ 85.00
Other Expenses				
Income Taxes				
Federal Income Taxes		32.00	461.60	32.00
State Income Taxes		10.00	-	10.00
Total Income Taxes		<u>\$ 42.00</u>	<u>\$ 461.60</u>	<u>\$ 42.00</u>
NET OTHER INCOME		\$ 43.00	\$ (268.49)	\$ 43.00
POA NET INCOME		\$ 1,588.00	\$ (6,007.91)	\$ (7,224.75)
Woodridge Mutual Water System				
INCOME				
Water Connection Fee		\$ 2,400.00	\$ 1,200.00	\$ -
Water Sales	2	46,800.00	44,184.14	52,695.67
Water Standby Fee Income		2,500.00	2,887.20	2,887.20
Dividend Income	3	-	56.25	-
TOTAL INCOME		\$ 51,700.00	\$ 48,327.59	\$ 55,582.87
TOTAL EXPENSES		\$ 29,734.30	\$ 31,551.21	\$ 29,650.00
NET OPERATING INCOME		\$ 21,965.70	\$ 16,776.38	\$ 25,932.87
Other Expenses				
Rural Development Loan Interest		8,416.28	8,381.16	8,261.93
Rural Development Loan Principal		6,855.72	6,890.84	7,010.07
TOTAL OTHER EXPENSES		\$ 15,272.00	\$ 15,272.00	\$ 15,272.00
WATER SYSTEM NET INCOME		\$ 6,693.70	\$ 1,504.38	\$ 10,660.87
		\$ 8,281.70	\$ (4,503.53)	\$ 3,436.12

Notes:

Bank Related / Cash Flow

Tri Counties Bank (Operating Account)

Opening Balance (January 1, 2022): \$46,746

Ending balance (November 30, 2022): \$63,758

The cash available increased by \$17,002 from the ending balance as of December 31, 2021

Reserve Accounts:

1st Internet Bank: \$17,620 (balance is evaluated regularly to cover possible unforeseen expenditures)

Tri Counties Bank (general reserves account): \$15,770 (required by the USDA as a reserve account to cover principal and interest for the USDA loan for the water system)

1) POA Fee Income was reduced in 3rd & 4th quarter 2022 to \$87.50 per quarter respectively. This should remain for FY 2023.

2) Water Sales: due to increased expenses and extreme drought conditions, including one dry well, water rates are to increase in 2023. Refer to 2023 Water Rates.

3) Dividend Income: State Fund (Workman's Compensation) - customer dividend as we were accident / incident free

A) Increased expenses for POA due to unused budget funds for the Surveyor as part of the CC&R and By-Law re-draft (Project). Estimate that once this Project is completed, expenses will stabilize and reflect standard operating expenses.

Woodridge Mutual Water & Property Owners

2022 Budget / 2022 Actual / 2023 Budget

	Notes	2022 (Budget)	2022 (Actual)	2023 (Budget)
INCOME				
Late Fee Income		\$ 350.00	\$ 360.00	\$ 300.00
POA Fee Income	1	34,425.00	34,512.50	28,350.00
Service/Fee Income		-	(144.00)	-
Water Connection Fee		2,400.00	1,200.00	-
Water Sales	2	46,800.00	44,184.14	52,695.67
Water Standby Fee Income		2,500.00	2,887.20	2,887.20
Dividend Income	3		56.25	
Total Income		\$ 86,475.00	\$ 83,056.09	\$ 84,232.87
GROSS PROFIT		\$ 86,475.00	\$ 83,056.09	\$ 84,232.87
EXPENSES				
POA				
Bank Service Charges			2.04	
Bank Fees	A	5.00	50.00	15.00
Retd deposited item fee		-	10.00	-
Total Bank Fees		5.00	60.00	15.00
Total Bank Service Charges		\$ 5.00	\$ 62.04	\$ 15.00
Conference & Meeting Expenses				
Annual Meeting	B	250.00	231.41	250.00
Total Conference & Meeting Expenses		\$ 250.00	\$ 231.41	\$ 250.00
Insurance Liability		3,100.00	3,051.00	3,150.00
Major Repairs & Maintenance	C		3,274.00	
Woodridge Lake Dam DSOD Permit	D	9,920.00	10,370.00	11,147.75
Woodridge Lake Security		100.00	20.95	100.00
<i>Woodridge Lake Weed Abatement</i>	E	-		-
<i>Enzyme and Dye Packets</i>		2,000.00	2,516.00	2,000.00
<i>Herbicide DWR Permit</i>	F	3,150.00	335.00	3,150.00
<i>Weed Permit DF&W</i>		-	-	-
<i>Woodridge Lake Weed Abatement - Other</i>	G	3,000.00	4,687.25	4,500.00
Total Woodridge Lake Weed Abatement		8,150.00	7,538.25	9,650.00
Total Major Repairs & Maintenance		\$ 18,170.00	\$ 21,203.20	\$ 20,897.75
Office Expenses				
Clerical Supplies & Postage		750.00	287.88	400.00
Secretary of State		45.00	(35.00)	45.00
Total Office Expenses		\$ 795.00	\$ 252.88	\$ 445.00
Professional Fees				
Attorney Fees	H	5,000.00	5,503.00	2,500.00
Surveyor	I	3,500.00	9,167.51	6,750.00
Total Professional Fees		\$ 8,500.00	\$ 14,670.51	\$ 9,250.00
Repairs & Maintenance				
Herbicide testing supplies		1,000.00	841.00	1,000.00
Total Repairs & Maintenance		\$ 1,000.00	\$ 841.00	\$ 1,000.00
Web site		160.00	155.88	160.00
Property Owners Expense				
Advocacy Committee		1,000.00	-	500.00
Home Owner Emergency Radios		-	-	-
Property Owners Picnic		250.00	-	250.00
Total Property Owners Expense		\$ 1,250.00	\$ -	\$ 750.00
Total POA		\$ 33,230.00	\$ 40,467.92	\$ 35,917.75

Woodridge Mutual Water & Property Owners
2022 Budget / 2022 Actual / 2023 Budget

	Notes	2022 (Budget)	2022 (Actual)	2023 (Budget)
WATER				
Accounting	I	1,500.00	250.00	1,500.00
Bank Fees				
Bank - Safe Deposit Box Rental	A/J	75.00	75.00	75.00
Bank Checks			64.19	
Bank Service Charges			2.03	
Total Bank Fees		\$ 75.00	\$ 141.22	\$ 75.00
County Fees				
County Air Pollution Permit Fee		20.00	20.00	25.00
County Environ Health Fees		650.30	650.30	675.00
Total County Fees		\$ 670.30	\$ 670.30	\$ 700.00
Insurance				
Liability		3,050.00	3,051.00	3,100.00
Workman's Comp		1,100.00	1,079.23	1,250.00
Total Insurance		\$ 4,150.00	\$ 4,130.23	\$ 4,350.00
Maintenance - Major Items	K	-	4,128.15	1,000.00
Piping & Valves		1,000.00	700.00	1,200.00
Parcel Water Meters		600.00	-	700.00
Total Maintenance - Major Items		\$ 1,600.00	\$ 4,828.15	\$ 2,900.00
Maintenance - Routine				
Lab Tests and Reports		1,500.00	1,112.00	1,100.00
Generator Service & Repair	L	300.00	-	830.00
Miscellaneous	M	300.00	85.00	1,000.00
Maintenance - Routine - Other		110.00	-	110.00
Total Maintenance - Routine		\$ 2,210.00	\$ 1,197.00	\$ 3,040.00
Office Expenses				
Clerical Supplies & Postage		750.00	319.01	500.00
Mailing - PO Box Rental		84.00	84.00	90.00
Total Office Expenses		\$ 834.00	\$ 403.01	\$ 590.00
Payroll & Related Expenses				
Officers & WM Salaries	N	3,200.00	2,355.12	3,200.00
Payroll Expenses				
Federal Payroll Taxes		1,100.00	710.64	1,100.00
State EDD & SDI Taxes		145.00	84.48	145.00
<i>Total Payroll Expenses</i>		<i>\$ 1,245.00</i>	<i>\$ 795.12</i>	<i>\$ 1,245.00</i>
Total Payroll & Related Expenses		\$ 4,445.00	\$ 3,150.24	\$ 4,445.00
Professional Fees				
Attorney Fees	G	5,000.00	7,912.00	2,500.00
Contract Water Operator		1,200.00	1,200.00	1,200.00
Annual Income Tax Preparation		450.00	450.00	450.00
Total Professional Fees		\$ 6,650.00	\$ 9,562.00	\$ 4,150.00
Utilities				
Electric Utilities	O	6,500.00	7,218.06	6,800.00
Propane	P	1,100.00	1.00	1,100.00
Total Utilities		\$ 7,600.00	\$ 7,219.06	\$ 7,900.00
Total Water		\$ 29,734.30	\$ 31,551.21	\$ 29,650.00
TOTAL EXPENSES		\$ 62,964.30	\$ 72,019.13	\$ 65,567.75
NET OPERATING INCOME		\$ 23,510.70	\$ 11,036.96	\$ 18,665.12

Woodridge Mutual Water & Property Owners

2022 Budget / 2022 Actual / 2023 Budget

Notes	2022 (Budget)	2022 (Actual)	2023 (Budget)
Other Income			
Interest income	85.00	193.11	85.00
Total Other Income	85.00	193.11	85.00
Other Expenses			
Income Taxes			
Federal Income Taxes	32.00	461.60	32.00
State Income Taxes	10.00	-	10.00
Total Income Taxes	\$ 42.00	\$ 461.60	\$ 42.00
Rural Development Loan Interest	8,416.28	8,381.16	8,261.93
Rural Development Loan Principal	6,855.72	6,890.84	7,010.07
Total Other Expenses	\$ 15,314.00	\$ 15,733.60	\$ 15,314.00
Net Other Income	\$ (15,229.00)	\$ (15,540.49)	\$ (15,229.00)
NET INCOME	\$ 8,281.70	\$ (4,503.53)	\$ 3,436.12

Notes:

Bank Related / Cash Flow

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Opening Balance (January 1, 2022): \$46,746

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Reserve Accounts:

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1) POA Fee Income was reduced in 3rd & 4th quarter 2022 to \$87.50 per quarter respectively. This should remain for FY 2023.

2) Water Sales: due to increased expenses and extreme drought conditions, including one dry well, water rates are to increase in 2023. Refer to 2023 Water Rates.

3) Dividend Income: State Fund (Workman's Compensation) - customer dividend as we were accident / incident free

A) Bank Fees: includes a QuickBooks fee for testing of on-line payment (total fee: \$4.07 / split between POA: \$2.03 + Water \$2.04)

B) Annual Meeting: costs for printing of annual meeting materials. Venue and hospitality costs have all been donated.

C) Woodridge Lake Permit (July 1, 2022 to June 30, 2023)

D) Woodridge Lake Dam DSOD Permit: assume an increase of 7.5% from prior year

E) Woodridge Lake Weed Abatement: 2022 actual expense was for sonar pellets, which should have been classified as Woodridge Lake Weed Abatement - Other. Refer to Note F

F) Herbicide DWR Permit: 2022 had a carry over credit from 2021

G) Woodridge Lake Weed Abatement - Other: for sonar expense. 2022 was misclassified. 2023 budget for sonar and continued lake weed management

H) Attorney Fees: 2022 budget reflects partial legal work required to redraft and update governing documents (CC&Rs & By-laws). Additional amount budgeted for 2023 due to issues related to historic filings on the legal description of the sub-division, and closing out of the Emmens issue.

I) Surveyor: budget for 2022 was not expended as Surveyor was contracted in November 2022. Revised 2023 budget based on estimate provided by Surveyor.

J) Accounting: prior CPA firm in place with the view of changing firms which will require retainer costs.

K) Maintenance - Major Items: relates to unexpected plumbing expenses. Lot 77 (9669 Wilson Hill Road / new development) required connection from the main water system to the water meter.

L) Generator Service & Repair: regular service is conducted every three years. Based on estimates, cost has increased since last service.

M) Maintenance Routine (Miscellaneous): replace hydropneumatics tank

N) Officers & WM Salaries: WM was not paid for May, June, and July due to extended absence.

O) Electric Utilities: assume PG&E will increase rates

P) Propane: reduced number of power outages resulted in no propane purchase for 2022. Budget remains for 2023 as a precaution.

Q) Rural Development Loan: based on amortization of the life of the loan - reducing interest while increasing principal

Woodridge Mutual Water & Property Owners

Profit and Loss

January - December 2022

	TOTAL
Income	
Late Fee Income	290.00
POA Fee Income	34,425.00
Sales	301.50
Service/Fee Income	-144.00
State Fund Dividend	56.25
Water Connection Fee	1,200.00
Water Sales	43,970.14
Water Standby Fee Income	2,887.20
Total Income	\$82,986.09
GROSS PROFIT	\$82,986.09
Expenses	
POA	
Bank Service Charges	2.04
Bank Fees	50.00
Retd deposited item fee	10.00
Total Bank Fees	60.00
Total Bank Service Charges	62.04
Conference & Meeting Expenses	
Annual Meeting	231.41
Total Conference & Meeting Expenses	231.41
Insurance Liability	3,051.00
Major Repairs & Maintenance	3,274.00
Woodridge Lake Dam DSOD Permit	10,370.00
Woodridge Lake Security	20.95
Woodridge Lake Weed Abatement	4,687.25
Enzyme and Dye Packets	2,516.00
Herbicide DWR Permit	335.00
Total Woodridge Lake Weed Abatement	7,538.25
Total Major Repairs & Maintenance	21,203.20
Office Expenses	
Clerical Supplies & Postage	287.88
Secretary of State	-35.00
Total Office Expenses	252.88
Professional Fees	5,503.00
Attorney Fees	9,167.51
Total Professional Fees	14,670.51
Repairs & Maintenance	
Herbicide testing supplies	841.00
Total Repairs & Maintenance	841.00

Woodridge Mutual Water & Property Owners

Profit and Loss

January - December 2022

	TOTAL
Web site	155.88
Total POA	40,467.92
Water	
Accounting	250.00
Bank Fees	
Bank - Safe Deposit Box Rental	75.00
Bank Checks	64.19
Bank Service Charges	2.03
Total Bank Fees	141.22
County Fees	
County Air Pollution Permit Fee	20.00
County Environ Health Fees	650.30
Total County Fees	670.30
Insurance	
Liability	3,051.00
Workman's Comp	1,079.23
Total Insurance	4,130.23
Maintenance - Major Items	4,128.15
Piping & Valves	700.00
Total Maintenance - Major Items	4,828.15
Maintenance - Routine	85.00
Lab Tests and Reports	1,112.00
Total Maintenance - Routine	1,197.00
Office Expenses	
Clerical Supplies & Postage	319.01
Mailing - PO Box Rental	84.00
Total Office Expenses	403.01
Payroll & Related Expenses	
Officers & WM Salaries	2,355.12
Payroll Expenses	
Federal Payroll Taxes	710.64
State EDD & SDI Taxes	84.48
Total Payroll Expenses	795.12
Total Payroll & Related Expenses	3,150.24
Professional Fees	
Annual IncomeTax Preparation	450.00
Attorney Fees	7,912.00
Contract Water Operator	1,200.00
Total Professional Fees	9,562.00

Woodridge Mutual Water & Property Owners

Profit and Loss

January - December 2022

	TOTAL
Utilities	2,063.87
Electric Utilities	5,154.19
Propane	1.00
Total Utilities	7,219.06
Total Water	31,551.21
Total Expenses	\$72,019.13
NET OPERATING INCOME	\$10,966.96
Other Income	
Interest income	193.11
Total Other Income	\$193.11
Other Expenses	
Income Taxes	
Federal Income Taxes	461.60
Total Income Taxes	461.60
Rural Development Loan Interest	8,381.16
Total Other Expenses	\$8,842.76
NET OTHER INCOME	\$ -8,649.65
NET INCOME	\$2,317.31

Woodridge Mutual Water & Property Owners

Balance Sheet

As of December 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
FirstIB Svg (deleted)	1,576.45
First internet Bank of Indiana (deleted)	16,077.97
Total FirstIB Svg (deleted)	17,654.42
TCB Chkg - Operating Account	46,298.91
TCB Svg - Bond Reserve Account	15,769.08
Total Bank Accounts	\$79,722.41
Accounts Receivable	
Accounts Receivable	18,577.42
Total Accounts Receivable	\$18,577.42
Other Current Assets	
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$98,299.83
Fixed Assets	
Accumulated depreciation	-130,997.00
Land	11,593.00
Water System Assets	474,397.46
Total Fixed Assets	\$354,993.46
Other Assets	
Debt Service Reserve	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$453,293.29
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	18.75
Total Accounts Payable	\$18.75
Total Current Liabilities	\$18.75
Long-Term Liabilities	
Rural Development Loan	400,000.00
Principal Payment	-34,476.38
Total Rural Development Loan	365,523.62
Total Long-Term Liabilities	\$365,523.62
Total Liabilities	\$365,542.37

Woodridge Mutual Water & Property Owners

Balance Sheet

As of December 31, 2022

	TOTAL
Equity	
Opening Balance Equity	0.00
Retained Earnings	85,433.61
Net Income	2,317.31
Total Equity	\$87,750.92
TOTAL LIABILITIES AND EQUITY	\$453,293.29

Banking Related
Fiscal Year 2022

Tri Counties Bank:

Checking Account

Opening Balance (01/01/2022)	\$ 46,746.03
Ending Balance (12/31/2022)	\$ 46,298.91

Savings Account

Opening Balance (01/01/2022)	\$ 15,767.66
Ending Balance (12/31/2022)	\$ 15,769.08

First Internet Bank

Checking Account

Opening Balance (01/01/2022)	\$ 17,654.42
Ending Balance (12/31/2022)	\$ 17,786.47

USDA Rural Development Loan

Total Loan	\$ 400,000.00
Annual Payments	\$ 15,272.00

	Principal	Interest
2023 (June – estimate)	7,009.95	8,262.05
2022	6,890.84	8,381.16

Hello, I am Mark Bantz, and I started as your Watermaster this January. My first act as Watermaster was to give myself a demotion to Water System Administrator. Let's face it who could live up to the job title of Watermaster? I have been working with Nick Gorshen to make a smooth transition for our water system, and learning the specifics about our water systems has been aided by our contracted licensed Chief Operator Ernie Goff. During this transition, I learned that being a water system administrator or water master required taking a lot training classes, from ethics, to job responsibilities, reporting, math, and much more. These training classes are through the Rural Community Assistance Corporation, at no cost to us. Since January, I have completed 14 classes related to water distribution totaling 38 classroom hours.

I have a background in most things mechanical, building and maintaining assembly lines, and packaging machinery. Keeping the water flowing is surprising, like keeping the product moving down the line. The big difference is that the water should stay out of sight and in the pipes.

On May 24 we sounded the three wells - well #1, we hit the water at 155 feet; well # 4, we also hit the water at 155 feet. These depths are much better than last September when the water level was below 200 feet. We could only test well #2 down to 165 feet, and detected no water. There is a blockage at the 165-foot mark that prevents going any deeper. This well has run dry four times during the drought years since 2014. It is currently turned off and awaiting a full inspection later this year. Well #3 was capped shortly after being dug due to high iron levels.

This reminds us of the need to conserve our water, as history repeats each year, with some water coming into the underground aquifer each winter and us drawing it out over the summer to the point of running low. Even with this very wet winter, there is no guarantee that it can keep our wells full during the peak summer months.

We recently discovered that our water comes from the Brokeoff Mountain area of Mt Lassen – where rain and snow melt to enter the old lava flows and cinder and rock beds. It makes a more than 20-mile meandering trip to our area. Here, the water sits 145 to 230 feet below the surface in cinder and fractured hard rock. The long trip through crushed cinders and lava rock provides the best filtration system money can buy. It is the primary reason our water is so clean and clear.

This winter six homeowners found significant breaks in their pipes due to the hard freeze we endured in February. The most common was the main line coming into the home. This connection needs to have adequate insulation. They froze and broke, with one leak running about 700 gallons a day. Some were noticed by us reading the meter of vacant homes and seeing the dial turning when no one was home. Please shut off your main line to the house if you will be gone for an extended time, especially in winter. If you have any questions on how to check your meter to see if there is a leak or how to shut off the water to the house, don't hesitate to contact me.

We had a tremendous first Water Plant clean-up day on May 18. We were able to rake and burn all the vegetation inside the fence and a few feet surrounding it. Several small damaged trees were removed, and a large one. We will continue to clean up the corner lot of dead trees and underbrush to bring its appearance up to community standards. Don't worry; we will not remove all the 'green screen,' just the messy stuff. I want to thank John Holder, Butch Worden, Nick Gorshen, Tony Villamore, and Neill Murchison for their help in making the work go quickly. The site looks much better. We will soon have another clean-up day to remove the brush pile we created. If anyone else is interested in helping out. Don't hesitate to get in touch with Tony or me.

The meter reading for the 2nd quarter will be conducted the last week of June. Other items that we are and will be working on this year:

- During the summer, Tony Villamore and I will be flushing the fire hydrants around the neighborhood
- Replace a hydro pressure tank
- Service the backup generator
- Work on well #2

In conclusion, I would like to add some water-wise reminders: limit outdoor watering to as needed; plant and/or landscape with indigenous or drought resistant plants, run full loads in washing machines; and use leaf blowers to clean hard surfaces like decks and patios rather than water. Find and fix leaks and drips. We can all do our part to cut back.

Respectfully submitted,
Mark Bantz
Water System Administrator

2022 Consumer Confidence Report

Water System Name: WOODRIDGE MUTUAL WATER CO

Report Date: May 2023

We test the drinking water quality for many constituents as required by state and federal regulations. This report shows the results of our monitoring for the period of January 1 - December 31, 2022.

Este informe contiene información muy importante sobre su agua potable. Tradúzcalo ó hable con alguien que lo entienda bien.

Type of water source(s) in use: According to SWRCB records, this Source is Groundwater. This Assessment was done using the Default Groundwater System Method

Your water comes from 3 source(s): WELL 01 - NOT TREATED, WELL 02 - NOT TREATED and WELL 04 - NOT TREATED

Opportunities for public participation in decisions that affect drinking water quality: The Annual Property Owners Meeting is in March. The date and location of periodic Board meeting will be posted on our website at www.woodridgepoa.org

For more information about this report, or any questions relating to your drinking water, please call (858) 354 8885 and ask for Mark Bantz or email Markb.wpoa@gmail.com or visit our website at www.woodridgepoa.org.

TERMS USED IN THIS REPORT

Maximum Contaminant Level (MCL): The highest level of contaminant that is allowed in drinking water. Primary MCLs are set as close to the PHGs (or MCLGs) as is economically feasible. Secondary MCLs are set to protect the odor, taste, and appearance of drinking water.

Maximum Contaminant Level Goal (MCLG): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are set by the U.S. Environmental Protection Agency (USEPA).

Public Health Goal (PHG): The level of a contaminant in drinking water below which there is no known or expected risk to health. PHGs are set by the California Environmental Protection Agency.

Maximum Residual Disinfectant Level (MRDL): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Primary Drinking Water Standards (PDWS): MCLs and MRDLs for the contaminants that affect health along with their monitoring and reporting requirements, and water treatment requirements.

Secondary Drinking Water Standards (SDWS): MCLs for the contaminants that affect taste, odor, or appearance of the drinking water. Contaminants with SDWSs do not affect the health at the MCL levels.

Treatment Technique (TT): A required process intended to reduce the level of a contaminant in drinking water.

Regulatory Action Level (AL): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

Level 1 Assessment: A Level 1 assessment is a study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.

Level 2 Assessment: A Level 2 assessment is a very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

ND: not detectable at testing limit

mg/L: milligrams per liter or parts per million (ppm)

ug/L: micrograms per liter or parts per billion (ppb)

pCi/L: picocuries per liter (a measure of radiation)

NTU: Nephelometric Turbidity Units

umhos/cm: micro mhos per centimeter

The sources of drinking water: (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- *Microbial contaminants*, such as viruses and bacteria, that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- *Inorganic contaminants*, such as salts and metals, that can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- *Pesticides and herbicides*, that may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
- *Organic chemical contaminants*, including synthetic and volatile organic chemicals, that are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, agricultural application, and septic systems.
- *Radioactive contaminants*, that can be naturally-occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, the USEPA and the State Water Resource Control Board (State Water Board) prescribe regulations that limit the amount of certain contaminants in water provided by public water systems. State Water Board regulations also establish limits for contaminants in bottled water that provide the same protection for public health.

Tables 1, 2, 3, 4 and 5 list all of the drinking water contaminants that were detected during the most recent sampling for the constituent. The presence of these contaminants in the water does not necessarily indicate that the water poses a health risk. The State Water Board allows us to monitor for certain contaminants less than once per year because the concentrations of these contaminants do not change frequently. Some of the data, though representative of the water quality, are more than one year old.

Any violation of MCL, AL or MRDL is highlighted. Additional information regarding the violation is provided later in this report.

Table 1 - SAMPLING RESULTS SHOWING THE DETECTION OF LEAD AND COPPER							
Lead and Copper (complete if lead or copper detected in last sample set)	Sample Date	No. of Samples	90th percentile level detected	No. Sites Exceeding AL	AL	PHG	Typical Sources of Contaminant
Copper (mg/L)	(2021)	5	0.33	0	1.3	.3	Internal corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives

Table 2 - SAMPLING RESULTS FOR SODIUM AND HARDNESS						
Chemical or Constituent (and reporting units)	Sample Date	Average Level Detected	Range of Detections	MCL	PHG (MCLG)	Typical Sources of Contaminant
Sodium (mg/L)	(2021)	6	n/a	none	none	Salt present in the water and is generally naturally occurring
Hardness (mg/L)	(2021)	112	108 - 117	none	none	Sum of polyvalent cations present in the water, generally magnesium and calcium, and are usually naturally occurring

Table 3 - DETECTION OF CONTAMINANTS WITH A PRIMARY DRINKING WATER STANDARD						
Chemical or Constituent (and reporting units)	Sample Date	Average Level Detected	Range of Detections	MCL [MRDL]	PHG (MCLG) [MRDLG]	Typical Sources of Contaminant
Hexavalent Chromium (ug/L)	(2017)	1.6	ND - 2.8		0.02	Discharge from electroplating factories, leather tanneries, wood preservation, chemical synthesis, refractory production, and textile manufacturing facilities; erosion of natural deposits.

Gross Alpha (pCi/L)	(2019 - 2020)	1.217	ND - 3.65	15	(0)	Erosion of natural deposits.
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Table 4 - DETECTION OF CONTAMINANTS WITH A SECONDARY DRINKING WATER STANDARD

Chemical or Constituent (and reporting units)	Sample Date	Average Level Detected	Range of Detections	MCL	PHG (MCLG)	Typical Sources of Contaminant
Chloride (mg/L)	(2021)	1	ND - 1	500	n/a	Runoff/leaching from natural deposits; seawater influence
Specific Conductance (umhos/cm)	(2021)	226	223 - 230	1600	n/a	Substances that form ions when in water; seawater influence
Sulfate (mg/L)	(2021)	0.7	0.6 - 0.7	500	n/a	Runoff/leaching from natural deposits; industrial wastes
Total Dissolved Solids (mg/L)	(2021)	163	160 - 170	1000	n/a	Runoff/leaching from natural deposits
Turbidity (NTU)	(2021)	0.5	0.1 - 0.9	5	n/a	Soil runoff
Zinc (mg/L)	(2021)	ND	ND - 0.07	5	n/a	Runoff/leaching from natural deposits

Table 5 - ADDITIONAL DETECTIONS

Chemical or Constituent (and reporting units)	Sample Date	Average Level Detected	Range of Detections	Notification Level	Typical Sources of Contaminant
Calcium (mg/L)	(2021)	21	20 - 22	n/a	n/a
Magnesium (mg/L)	(2021)	14	14 - 15	n/a	n/a
pH (units)	(2021)	7	6.89 - 7.11	n/a	n/a
Alkalinity (mg/L)	(2021)	113	110 - 120	n/a	n/a
Aggressiveness Index	(2021)	10.8	10.6 - 10.9	n/a	n/a
Langelier Index	(2021)	-1	-1.2 - -0.9	n/a	n/a

Additional General Information on Drinking Water

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the USEPA's Safe Drinking Water Hotline (1-800-426-4791).

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. USEPA/Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline (1-800-426-4791).

Lead Specific Language for Community Water Systems: If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with the service lines and home plumbing. *Woodridge Mutual Water Co.* is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/lead>.

2022 Consumer Confidence Report

Drinking Water Assessment Information

Assessment Information

A Drinking Water Source Assessment was conducted for the WELL 01, WELL 02, WELL 03, WELL 04 of the WOODRIDGE MUTUAL WATER CO water system on April, 2002.

WELL 01 - NOT TREATED - is considered most vulnerable to the following activities not associated with any detected contaminants:

Septic systems - low density [<1 /acre]

WELL 02 - NOT TREATED - is considered most vulnerable to the following activities not associated with any detected contaminants:

Septic systems - low density [<1 /acre]

WELL 04 - NOT TREATED - is considered most vulnerable to the following activities not associated with any detected contaminants:

Septic systems - low density [<1 /acre]

Discussion of Vulnerability

There have been no contaminants detected in the water supply, however the source is still considered vulnerable to activities located near the drinking water source. These activities include the use of private septic systems in the area of the wells. The water system conducts monthly laboratory testing of the water to check for bacteriological contaminants associated with septic systems.

Acquiring Information

A copy of the complete assessment may be viewed at:

Shasta County Environmental Health Division

1855 Placer Street, Suite 201

Redding, CA 96001

You may request a summary of the assessment be sent to you by contacting:

Environmental Health

R.E.H.S. - Water Systems Program Manager

(530)225-5787

(530)225-5413 FAX (fax)

scehd@co.shasta.ca.us

Woodridge Mutual Water Co.

Analytical Results By FGL - 2022

LEAD AND COPPER RULE

		Units	MCLG	CA-MCL	PHG	Sampled	Result	90th Percentile	# Samples
Copper		mg/L		1.3	.3			0.33	5
CuPb-31143 Woodridge	CH 2175368-4	mg/L				2021-07-12	ND		
CuPb-31399 Woodridge	CH 2175368-3	mg/L				2021-07-12	0.36		
CuPb-6822 Winterwood	CH 2175368-5	mg/L				2021-07-12	0.30		
CuPb-6824 Wilson Hill	CH 2175368-1	mg/L				2021-07-12	0.23		
CuPb-6930 Wilson Hill	CH 2175368-2	mg/L				2021-07-12	0.06		

SAMPLING RESULTS FOR SODIUM AND HARDNESS

		Units	MCLG	CA-MCL	PHG	Sampled	Result	Avg. Result(a)	Range (b)
Sodium		mg/L		none	none			6	6 - 6
WELL 01 - NOT TREATED	CH 2174339-1	mg/L				2021-06-18	6		
WELL 02 - NOT TREATED	CH 2174336-1	mg/L				2021-06-18	6		
WELL 04 - NOT TREATED	CH 2174337-1	mg/L				2021-06-18	6		
Hardness		mg/L		none	none			112	108 - 117
WELL 01 - NOT TREATED	CH 2174339-1	mg/L				2021-06-18	110		
WELL 02 - NOT TREATED	CH 2174336-1	mg/L				2021-06-18	108		
WELL 04 - NOT TREATED	CH 2174337-1	mg/L				2021-06-18	117		

PRIMARY DRINKING WATER STANDARDS (PDWS)

		Units	MCLG	CA-MCL	PHG	Sampled	Result	Avg. Result(a)	Range (b)
Hexavalent Chromium		ug/L			0.02			1.6	ND - 2.8
WELL 01 - NOT TREATED	CH 1771107-1	ug/L				2017-05-03	1.9		
WELL 02 - NOT TREATED	CH 1771107-2	ug/L				2017-05-03	ND		
WELL 04 - NOT TREATED	CH 1771107-3	ug/L				2017-05-03	2.8		
Gross Alpha		pCi/L		15	(0)			1.217	ND - 3.65
WELL 01 - NOT TREATED	CH 1971878-1	pCi/L				2019-03-20	ND		
WELL 02 - NOT TREATED	CH 1971878-2	pCi/L				2019-03-20	ND		
WELL 04 - NOT TREATED	CH 2071594-1	pCi/L				2020-03-25	3.65		

SECONDARY DRINKING WATER STANDARDS (SDWS)

		Units	MCLG	CA-MCL	PHG	Sampled	Result	Avg. Result(a)	Range (b)
Chloride		mg/L		500	n/a			1	ND - 1
WELL 01 - NOT TREATED	CH 2174339-1	mg/L				2021-06-18	1		
WELL 02 - NOT TREATED	CH 2174336-1	mg/L				2021-06-18	1		
WELL 04 - NOT TREATED	CH 2174337-1	mg/L				2021-06-18	ND		
Specific Conductance		umhos/cm		1600	n/a			226	223 - 230
WELL 01 - NOT TREATED	CH 2174339-1	umhos/cm				2021-06-18	226		
WELL 02 - NOT TREATED	CH 2174336-1	umhos/cm				2021-06-18	223		
WELL 04 - NOT TREATED	CH 2174337-1	umhos/cm				2021-06-18	230		
Sulfate		mg/L		500	n/a			0.7	0.6 - 0.7
WELL 01 - NOT TREATED	CH 2174339-1	mg/L				2021-06-18	0.7		
WELL 02 - NOT TREATED	CH 2174336-1	mg/L				2021-06-18	0.7		
WELL 04 - NOT TREATED	CH 2174337-1	mg/L				2021-06-18	0.6		
Total Dissolved Solids		mg/L		1000	n/a			163	160 - 170
WELL 01 - NOT TREATED	CH 2174339-1	mg/L				2021-06-18	160		
WELL 02 - NOT TREATED	CH 2174336-1	mg/L				2021-06-18	170		
WELL 04 - NOT TREATED	CH 2174337-1	mg/L				2021-06-18	160		
Turbidity		NTU		5	n/a			0.5	0.1 - 0.9
WELL 01 - NOT TREATED	CH 2174339-1	NTU				2021-06-18	0.1		
WELL 02 - NOT TREATED	CH 2174336-1	NTU				2021-06-18	0.4		

WELL 04 - NOT TREATED	CH 2174337-1	NTU				2021-06-18	0.9		
Zinc		mg/L		5	n/a			ND	ND - 0.07
WELL 01 - NOT TREATED	CH 2174339-1	mg/L				2021-06-18	ND		
WELL 02 - NOT TREATED	CH 2174336-1	mg/L				2021-06-18	0.07		
WELL 04 - NOT TREATED	CH 2174337-1	mg/L				2021-06-18	ND		

ADDITIONAL DETECTIONS									
		Units	MCLG	CA-MCL	PHG	Sampled	Result	Avg. Result(a)	Range (b)
Calcium		mg/L			n/a			21	20 - 22
WELL 01 - NOT TREATED	CH 2174339-1	mg/L				2021-06-18	21		
WELL 02 - NOT TREATED	CH 2174336-1	mg/L				2021-06-18	20		
WELL 04 - NOT TREATED	CH 2174337-1	mg/L				2021-06-18	22		
Magnesium		mg/L			n/a			14	14 - 15
WELL 01 - NOT TREATED	CH 2174339-1	mg/L				2021-06-18	14		
WELL 02 - NOT TREATED	CH 2174336-1	mg/L				2021-06-18	14		
WELL 04 - NOT TREATED	CH 2174337-1	mg/L				2021-06-18	15		
pH		units			n/a			7.00	6.89 - 7.11
WELL 01 - NOT TREATED	CH 2174339-1	units				2021-06-18	7.11		
WELL 02 - NOT TREATED	CH 2174336-1	units				2021-06-18	6.89		
WELL 04 - NOT TREATED	CH 2174337-1	units				2021-06-18	7		
Alkalinity		mg/L			n/a			113	110 - 120
WELL 01 - NOT TREATED	CH 2174339-1	mg/L				2021-06-18	110		
WELL 02 - NOT TREATED	CH 2174336-1	mg/L				2021-06-18	110		
WELL 04 - NOT TREATED	CH 2174337-1	mg/L				2021-06-18	120		
Aggressiveness Index					n/a			10.8	10.6 - 10.9
WELL 01 - NOT TREATED	CH 2174339-1					2021-06-18	10.9		
WELL 02 - NOT TREATED	CH 2174336-1					2021-06-18	10.6		
WELL 04 - NOT TREATED	CH 2174337-1					2021-06-18	10.8		
Langelier Index					n/a			-1.0	-1.2 - -0.9
WELL 01 - NOT TREATED	CH 2174339-1					2021-06-18	-0.9		
WELL 02 - NOT TREATED	CH 2174336-1					2021-06-18	-1.2		
WELL 04 - NOT TREATED	CH 2174337-1					2021-06-18	-1.0		

Woodridge Mutual Water Co.

CCR Login Linkage - 2022

FGL Code	Lab ID	Date_Sampled	Method	Description	Property
Bacti-Rout-ss02	CH 2270906-1	2022-02-21	Coliform	31143 Woodridge Drive	Routine Bacteriological Monitoring-2
	CH 2274538-1	2022-06-20	Coliform	31143 Woodridge Drive	Routine Bacteriological Monitoring-2
	CH 2279070-1	2022-10-24	Coliform	31143 Woodridge Drive	Routine Bacteriological Monitoring-2
Bacti-Rout-ss01	CH 2270293-1	2022-01-12	Coliform	31399 Woodridge Drive	Routine Bacteriological Monitoring-1
	CH 2273674-1	2022-05-23	Coliform	31399 Woodridge Drive	Routine Bacteriological Monitoring-1
	CH 2278264-1	2022-09-26	Coliform	31399 Woodridge Drive	Routine Bacteriological Monitoring-1
Bacti-Rout-ss03	CH 2272037-1	2022-03-30	Coliform	6805 Winterwood Drive	Routine Bacteriological Monitoring-3
	CH 2276116-1	2022-07-25	Coliform	6805 Winterwood Drive	Routine Bacteriological Monitoring-3
	CH 2279907-1	2022-11-28	Coliform	6805 Winterwood Drive	Routine Bacteriological Monitoring-3
Bacti-Rout-ss04	CH 2272406-1	2022-04-18	Coliform	6824 Wilson Hill Road	Routine Bacteriological Monitoring-4
	CH 2277502-1	2022-08-31	Coliform	6824 Wilson Hill Road	Routine Bacteriological Monitoring-4
	CH 2290700-1	2022-12-29	Coliform	6824 Wilson Hill Road	Routine Bacteriological Monitoring-4
CuPb-ss04	CH 2175368-4	2021-07-12	Metals, Total	CuPb-31143 Woodridge	Copper & Lead Monitoring
CuPb-ss03	CH 2175368-3	2021-07-12	Metals, Total	CuPb-31399 Woodridge	Copper & Lead Monitoring
CuPb-ss05	CH 2175368-5	2021-07-12	Metals, Total	CuPb-6822 Winterwood	Copper & Lead Monitoring
CuPb-ss01	CH 2175368-1	2021-07-12	Metals, Total	CuPb-6824 Wilson Hill	Copper & Lead Monitoring
CuPb-ss02	CH 2175368-2	2021-07-12	Metals, Total	CuPb-6930 Wilson Hill	Copper & Lead Monitoring
WELL 01	CH 1771107-1	2017-05-03	Wet Chemistry	WELL 01 - NOT TREATED	CrVI Monitoring
	CH 1971878-1	2019-03-20	Radio Chemistry	WELL 01 - NOT TREATED	Radiological - Gross Alpha
	CH 2174339-1	2021-06-18	General Mineral	WELL 01 - NOT TREATED	Well 1 - Water Quality
	CH 2174339-1	2021-06-18	Wet Chemistry	WELL 01 - NOT TREATED	Well 1 - Water Quality
WELL 02RAW	CH 1771107-2	2017-05-03	Wet Chemistry	WELL 02 - NOT TREATED	CrVI Monitoring
	CH 1971878-2	2019-03-20	Radio Chemistry	WELL 02 - NOT TREATED	Radiological - Gross Alpha
	CH 2174336-1	2021-06-18	General Mineral	WELL 02 - NOT TREATED	Well 2 - Water Quality
	CH 2174336-1	2021-06-18	Wet Chemistry	WELL 02 - NOT TREATED	Well 2 - Water Quality
WELL 04	CH 1771107-3	2017-05-03	Wet Chemistry	WELL 04 - NOT TREATED	CrVI Monitoring
	CH 2071594-1	2020-03-25	Radio Chemistry	WELL 04 - NOT TREATED	Well 4 - Gross Alpha
	CH 2174337-1	2021-06-18	General Mineral	WELL 04 - NOT TREATED	Well 4 - Water Quality
	CH 2174337-1	2021-06-18	Wet Chemistry	WELL 04 - NOT TREATED	Well 4 - Water Quality

Woodridge Lake – Recap & Treatment

As the lake stands right now, things are looking really good. Due to the long-lasting winter, the Sonar product that was applied in March was a medium timed release, and as a result, we should start seeing the effects around mid-June. The enzymes to digest the debris were placed in the lake this past week. Our main issue is that with the prices of everything going up, we are putting in less product for the same amount of money to stay within our budget. We are no longer focusing on total weed eradication, but weed control. The main concern is keeping the live weeds from reaching too close to the surface of the water. This will allow water to circulate, keep the mosquito population down, stop animals and people from being tangled in the weeds, and prevent the growth of algae that could potentially become toxic. So far, we are succeeding.

The care of the lake is a process that can change from year to year, depending on the length of the winter and the summer temperatures. Each year, we need to evaluate the results from the previous year, study current conditions and make changes to the treatment when needed. We are optimistic that this summer season will be awesome for our residents who wish to get out on the water.

As our lake looks so inviting to travelers along Highway 44, we will reinstitute the lake pass policy. Lake passes are available at the registration table. Please take some with you. Of note, should your guest(s) not be accompanied by you at the lake, they will need to have the lake pass in their possession.

Happy summer, all.

Respectfully submitted,
Jenny Cooper
Co-Vice President and Lake Committee - Chair

Always Balance the Letter of Law and the Spirit

Updates on current lots under construction:

1. Lot 77 (Wilson Hill): completed in mid-2022 with the family settling in, as they continue to clean up their property.
2. Lot 59 (Wilson Hill): continues to build the home.
3. Lot 18 (Woodridge): has commenced framing.
4. The Chateau lots: near completion.

The committee continues to notice that numerous lots have fallen trees and debris from this past winter as well as prior accumulations. The piles of slash, stumps, and other debris are hazards as well as diminishing the visual aesthetic of our mountain community. Our committee as well as the Advocacy Committee are available to assist in identifying resources to help you. Also, for those owners who have yet to develop your lot(s), we recommend that you visit your lot – many have overgrown understory, and broken trees and limbs so that you can identify and clear where appropriate.

As a reminder, for any perceived CC&R violations, please submit in writing to Sherri Dodson, Chair of the Design & Architectural Committee, and co-Vice President. Forms are available on the website (woodridgepoa.org) in the “Document Library” tab. We can only help resolve issues when we are informed.

Respectfully submitted,
Sherri Dodson
Co-Vice President and Chair – Design & Architectural Committee

As you recall, the committee was quite active in 2021/2022 focusing on trees. Since then, members of the Advocacy Committee focused their resources to assisting the Water System, especially at the end of 2022 and the first quarter of 2023.

Through their own volition many members, especially during the winter months, came to the aid of their neighbors. They felled dangerous overhanging trees and limbs, removed snow and berms from driveways, checked on those in need, and just generally were good neighbors. On behalf of this committee, THANK YOU!

Also, the committee would like to thank Mrs. Joyce Moor, Mrs. Kathy Schlobohm, and Mrs. Martha Wilkerson in organizing a Christmas/Holiday luncheon in December. There were over ten families in attendance to the potluck. With their support and with this committee, we hope to have future get togethers.

As you may know, the Beatty property was sold to Sierra Pacific Industries. We have been informed that one may access the property, however there are to be no mechanized vehicles (ATV / UTVs, electric bicycles, or any form of motor). Should you wish to walk/hike through, please check their website to ensure access is permissible, especially during the warm/dry months.

As we reported last year, the Board has decided to retire the walkie-talkie / radio system. Many of you have already returned your system, and those that have yet to, please contact me to arrange pick up.

Respectfully submitted,
Neill Murchison
President, Advocacy Committee - Chair

WOODRIDGE MUTUAL WATER & PROPERTY OWNERS CORPORATION
COMMITTEE ROSTER & DESCRIPTIONS

Advocacy & Community Safety

Chair President
Members

Assist, Support, and Respond – Outreach within and for our Community

- A resource to solve and find ways to reduce hardships for those property owners in our Community in their time of need
- Research cost saving services/vendors and grants for landscaping, tree trimming, general property maintenance, etc., to assist property owners to better help in the upkeep of their properties and mitigation
- Work with the County of Shasta and other local and state government agencies to provide – road maintenance, general maintenance, snow plowing, and other related infrastructure works
- Assist property owners with general maintenance – woodsheds, clearing, others as needed
- Conduct town halls and/or provide regular literature
- Community get togethers
- Support and promote best practices to ensure CC&Rs are followed

Design & Architectural

Chair Co-Vice President
Members

Always Balance Between the Letter of the Law and the Spirit

- Have a thorough understanding of our CC&Rs
- Follow our “Due Process” procedure
- Act on all submitted complaints towards an amicable and fair resolution
- Ensure that all building design submissions are in accordance with our CC&Rs, and render decisions in a timely manner with all supporting documents
- Oversee all Woodridge Lake Estates street signage (including entrance signs on Wilson Hill)

WOODRIDGE MUTUAL WATER & PROPERTY OWNERS CORPORATION
COMMITTEE ROSTER & DESCRIPTIONS

Lake Management & Oversight

Chair **Co-Vice President**
Members

Caring for Woodridge Lake as a Vital Member of our Community

- Aquatic growth control and eradication
- Care, maintenance and upgrading of common areas
- Security
- Signage
- Creating an environment for our community to gather, converse and enjoy the breathtaking beauty of our own private paradise

Legal Oversight

Chair **President**
Members

Mitigate Liabilities and Ensure Compliance

- Engage legal counsel that mirrors the WMPOC's core mission
- Ensure the By-Laws and CC&R are up to date and compliant with State regulations, specifically the Davis-Stirling Act
- Record changes with appropriate county and state agencies
- Act as first responder and resolve amicably all WMPOC legal issues

Treasury & Accounting (Bookkeeping / Billing /Asset Management)

Chair **Treasurer**
Members

Treat It Like It's Your Own Money

- Quarterly Financial Reports (to include income statements and balance sheets)
- Coordinate with Water Master on water meter readings for Quarterly Billing
- Quarterly Billing – WPOA dues and water consumption
- Secure and maintain approved budgets
- Effective expense and cost management
- Optimize revenue by reducing delinquencies
- Financial transparency

WOODRIDGE MUTUAL WATER & PROPERTY OWNERS CORPORATION
COMMITTEE ROSTER & DESCRIPTIONS

Water System Administration

Water System Administrator	Mark Bantz
Assistant Water Administrator	Tony Villamore

Provide Reliable and High-Quality Water to Our Community – Safely, Cost-Effectively, and Professionally

- Read water meters and submit information to Treasurer on a quarterly basis
- Maintain the upkeep and good working condition of all water system equipment and the pump house
- Operate within approved budget and request approvals from the Board when emergency or needed expenses exceed the budget
- Recommend maintenance/infrastructure priorities and associated expenses
- Preside over all approved repairs of water system

Website & Communication

Chair	Secretary
Members	Graham Posner (Webmaster)

Woodridge Lake's Information Portal - Informative, Helpful, and Bibliographic

- Post all current WPOA documents that have been approved by the board
- Post notices, events, and other pertinent information affecting our Woodridge community
- Responsible for all website information to be current and accurate, and update as necessary
- Promote the website (www.woodridgepoa.org) to Woodridge residents, prospective residents, realtors, and the Shingletown community as their information portal
- Manage website inquiries
- Provide customer relations to website users