

**Raineri Mutual Water Company**  
**Board of Directors Meeting**  
**May 11, 2026 @ 6:30 PM**  
**Via Zoom Teleconference**

**Minutes**

**1. Call to order and roll call.**

The meeting began when there was a quorum of board members in the Zoom meeting. There were four of the board members, which include Wade Bastien, Westin Bolliger, Rod Fagan, and Stephanie Massei. This meeting had a fifth member, our past board president, Marty Feldman.

**2. Review and discussion of the minutes from the previous board member meeting.**

The board members present agreed that they would review the previous set of minutes from April 9<sup>th</sup> via email. From there, they will vote and approve the minutes for posting on the RMWC website.

**3. Discussion about RMWC bookkeeping.**

The board had a quick review of the last message received from our current/now old accountant, Kim Buller. The RMWC board members present all agreed that the last message received from Kim seemed to be a resignation letter. It is the direction the board is headed, but it seemed she assumed that she was already being let go before RMWC officially cut ties with her. President Wade commented that we need to collect the RMWC rubber stamp from Kim as well as getting a few other items together for our new bookkeepers.

**4. Update on the Curran and Poncetta situation.**

The group discussed a recent situation involving downed and chipped trees on top of the water meters for the Curran and Poncetta residents. As of the end of April/very beginning of May when Chris Berry was taking his meter readings, he reported to the RMWC board that there were 2 meters that were inaccessible due to recent tree work in the area. Board members discussed how to handle a situation like this and how to proceed forward. In the end, it was settled that the board would message these community members about the situation and what they intend to do about clearing debris from their meters. It also occurred to the board that this may be a learning moment demonstrating that potentially most of the members of RMWC may not know where their water meter is located to check it/have it checked.

## **5. Review of the RMWC financial statements.**

Treasure Stephanie Massei started off this topic as usual. The board members jumped right into the topic of community members who are in arrears on their billing. It began at the top of the list with the Achkar situation. The issue with Achkar has not made any progress in any way currently. No response from him since the last email sent from Stephanie on behalf of the RMWC board months ago back in January. It seems time that RMWC would be in the right revoking his water certificate, but the board has not taken any more steps in removing him from the RMWC community. This matter needs to be handled carefully and the RMWC board recognizes that and wants to make sure that all things are in order when it is time to pull the trigger on revoking Achkar's water certificate.

In addition, the board has discussed how behind Bar Benbenisty is and how he is ignoring communications from the RMWC board members. The board has agreed that we are going to cut water off to the property by this Friday, May 14th, since he has disregarded service termination request and continues to not come current on his water bills.

Stephanie went over the RMWC profit and loss sheet along with the balance sheet. The sheets need certain line items to be cleaned up in various areas. There are a lot of moving parts right now since RMWC has now transitioned from Gary McKenzie's company to Kelly Archer's company. Additionally, RMWC is officially moving on from Kim Buller, the previous accountant, to the new accountant team. The new team will help RMWC clean up the P&L and Balance sheets along with implementing the late-fee billing structure.

## **6. Pest abatement quotes.**

This was discussion about which pest/rodent control company was best for RMWC to proceed with treating the plant shed. After reviewing a few other options like Pacific Coast Termite, the board agreed and voted to move forward with Orkin. Their bid was cheaper and matched the needs of RMWC compared to the other companies.

In addition to the updates about the rodent abatement process, the board members discussed the need for replacing the plant shed door. This is a crucial area where rodents and pests can make their way into the structure through the doorway and potentially nest there again. Westin Bolliger offered the board members the same contractor who was quoted for cleaning and repainting the water-holding tanks, named Peter, to work on this project as well. This project is more time sensitive currently than the tank cleaning/repainting project since RMWC needs to seal the control shed from any further rodent ingress. The board approved of getting a quote from Pete about what it would cost to replace the plant shed door and frame.

#### **7. Tree service quotes.**

The RMWC board reviewed quotes for tree work around the water plant. Currently, it is between two companies. Those companies were Huerta's Tree Service and Los Primos Tree Service. Ultimately, the RMWC board approved of hiring Los Primos to do tree work service around the plant at a cheaper rate than Huerta's. Additionally, they were more agreeable towards the scope of work described. This would consist of service work at the water plant while the rest of their working hours will go towards service on Wade's property that he will pay for separately.

#### **8. Updates to the workbook for calculating RMWC rate structures/increases.**

Wade discussed cleaning up the rate structure workbook to help future generations of board members in understanding the billing methods. This will make it easier for future boards that consist of different community members (hopefully) to understand the logic behind the current RMWC billing structure. It will also provide a template for future boards to manipulate and change the structure if it is needed.

#### **9. Cross-Connection Control Plan (CCCP) update.**

The board members talked about agreeing on fines for non-compliance as well as disconnection and reconnection fees for RMWC community members who might pose a cross-connection risk. Even though this has never occurred or poses a significant risk in the RMWC community, the state is requiring water companies to comply with these standards. If RMWC fails to comply with this plan, the state will force a specialist out to correct the mistake at the expense of the mutual, which is not cheap. The board agreed that RMWC will complete the CCC Plan every 3 years to stay on top of this issue, so the state doesn't send the mutual a required CCCP specialist to take care of it.

#### **10. Annual RMWC member meeting.**

The RMWC board members discussed updates about this year's membership meeting. The board talked about the potential date for the member meeting for 2026 and tossed around new dates. It was originally slated for the beginning of June in past meetings, but the board feels that more time is necessary for preparations. Letting the community members know about the meeting, schedule it in their calendars, and think about what they may want to discuss with the board seems to be the most appropriate course of action. Currently, the board has agreed to set the annual member meeting for Monday, July 13th.

#### **11. Update about San Jose Water Company emergency connection.**

This lead has gone cold in the past couple of months. However, former president and current meeting attendee, Marty Feldman, has volunteered to help with this subject. He has experience dealing with SJWC and understands the importance in getting this finalized for RMWC.

#### **12. Mike Achkar issue.**

The board talked briefly about Mike Achkar again. Marty has volunteered additionally to help pick up the slack and drop the hammer on this issue to get this off the RMWC plate. The board has voted and approved Marty to contact Cal Mutuals to make sure that RMWC is in the right place on this. The RMWC board members went over making the bylaws watertight and crystal clear to make sure the mutual has all affairs in order.

#### **13. RMWC slide deck for the annual member meeting.**

Preparations for the RMWC annual meeting are already underway and there is more work to be done. Wade directed the other board members' attention to the fact that there is a slide deck template ready to go for editing left from last year. Board members need to all contribute to distribute the weight of this presentation for the membership meeting evenly and not lopsided onto one or two board members. There is plenty of content to update like the financials, the current state of RMWC, current water mutual projects, and future RMWC projects to name a few. There will most certainly be a couple of meetings for further slide preparations before the annual meeting.

#### **14. Items for Kelly Archer.**

This is a list of things Kelly needs to buy for the RMWC plant. This list will include filters (last purchased by Gary in September), an "ice pick" measurement tool, a replacement chlorine pump, and other various items. Wade asked Kelly to create a GoogleDoc and share it with the RMWC board.

#### **15. RMWC distribution mapping for the community.**

Rod Fagan has a nice start utilizing an APN map for this project. This gives the board members some direction in piecing together how the RMWC distribution system spans this section of the Santa Cruz Mountains. Wade discussed with Rod that maybe sharing these conversations with Chris Berry would be helpful and that hiring him for some extra time each month was still on the table to try and get this completed.

#### **16. RMWC website updates.**

President Wade mentioned to the board about posting a "No Will-Serve" notice on the front page of the RMWC website. This will be just in case any potential customers who are new to the area are looking for a water service provider and hear the RMWC name through the grapevine. If they somehow came across the RMWC website, they would quickly see that the mutual is currently not taking on any new customers/connections. Despite RMWC wanting to provide service to more members, the mutual is currently at capacity unless RMWC gets any new update or blessing from state regulators.

Additionally, RMWC will need to finish compiling and post our CCC Plan to the website so that it may guide members in case of an emergency.

**17. Watershed sanitary survey.**

Wade discussed his plan to meet with Barry Hecth, the hydrologist, before he goes away for the summer. Barry is going away to Alaska for a while in July, so Wade is trying to get things synced up between him, Kelly, and RMWC to make progress on this survey. Now that Kelly is on board, she is proving to be an extremely helpful asset in getting things like this and other past reports done in a timely manner.

**18. Picking the date for the next RMWC board meeting.**

Tentatively, the board members have planned to hold the next RMWC board meeting on Monday, June 1<sup>st</sup> at 6:30 PM via Zoom teleconference.

**19. Any other topics the board members need to address that were not listed on the agenda.**

No topics were addressed.

**20. The meeting was adjourned.**