Raineri Mutual Water Company

Board of Directors Meeting

February 4, 2026 @ 7:00 PM

In-Person Meeting Hosted by Rod Fagan at the Fagan Household

Minutes

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

   The meeting was attended by 4 out 5 of the board members. These members included Alison Armstrong, Wade Bastien, Wes Bolliger, and Rod Fagan. Stephanie Massei was unable to attend due to a family matter. We had one additional participant, former RMWC president Marty Feldman, who attended the meeting as an observing member of the community.
   This meeting was held in person at Rod Fagan's house, our first in-person meeting since the dawn of the COVID times. Approximately 6 or so years since an RMWC board of directors has met face to face.

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

   Review and approval of the last meeting minutes. There was a quorum with the 4 board members present. The meeting minutes from January were voted and approved of. No edits or changes needed at this time.

3. **Review of RMWC financial statements.**

   The present board took a good stab at going over the financial statements of RMWC. Rod Fagan led the charge by presenting the financial statements on his TV monitor, making it possible for the other meeting participants to see the numbers as they were being reviewed. Nothing out of the ordinary worth noting currently. The board reviewed the community members who were in arrears and discussed where RMWC was at with the accounts receivable. Things are getting a little better with the RMWC community members; the board members are doing their best to tighten up and shrink that accounts receivable amount that is owed to the company. There is still the matter of delivering this fee structure over to our accountant, Kim, so we can start implementing it in the future billing processes. It would still be very wise to issue out a potential warning letter or announcement to the RMWC community giving them notice of the upcoming billing/fee changes.

4. **RMWC insurance form submission.**

   Details on what documents are necessary for board members to submit to renew the RMWC insurance policy. One of these documents needed for the application is the budget for the next RMWC fiscal year. This application will be submitted soon so the insurance coverage does not lapse and RMWC is left unprotected.

5. **Infrastructure update.**

   Wade Bastien has been giving the other board members updates on what is occurring on the retaining wall and reinforced concrete pad project at the water plant. David Fox and Charles Williams will be contacting Wade soon about their designs and plans. It seems the board may be getting some form of a response this week from one of these engineers. Wade still has not heard back from the geologist, this may be due to some form of medical emergency. It is unsure at this time, but hopefully the RMWC board will hear back from this person on their status.
   There was talk about updating the water plant driveway with some of the surplus gravel and machines on site that will be present for the retaining wall/concrete pad project. It would be an extra benefit for the RMWC water plant by completing this while the resources are present for the other project. This ultimately helps the RMWC board save some money by not bringing any machines back to the site to achieve this.

6. **Update on delinquent water reports.**

   Currently, RMWC is still more than 10 months backlogged with our conservation and drought reports that are due to the state. RMWC is also still about 2 years behind on our consumer confidence reporting. Our current

water operators are still maintaining the regular maintenance and operation of the RMWC plant as well as taking care of other tasks like discussing topics with state regulator, George Chien, but there has been no observable effort that the backlog of reports is getting completed.
Rod took over and began presenting to the board about his pursuit in finding a new water operator and crew to manage the RMWC water plant. Rod has reached out to a couple of outfits and has found positives in each of the meetings with these companies about running our plant. One of those outfits is Cypress Water Company. The RMWC board needs to evaluate what the current bidders can do for the mutual financially, which will be pivotal in the decision-making process. A point of contact from one of the companies, named Kelly, stated that she would be looking to improve RMWC instead of just trying to run the plant and only maintain the status quo.
Tabled for future discussion is that there may be an opportunity for a company that would manage the RMWC completely from top to bottom. This would not only entail just plant management but running the company on behalf of the board. This shall be discussed further, it's a good thought but a giant discussion for a later date.

7. **Cross-Connection Control Plan (CCCP) update.**

After great efforts made by Rod Fagan to track down community members who have not responded to the CCCP Survey issued by Wade, RMWC has about 30 responses out of the 47 connections that are connected to the plant system. The board hopes that we can obtain all necessary survey responses to satisfy state requirements. If that can be achieved, RMWC can stave off having to be required by the state to hire a CCCP specialist to achieve this system regulation, which will cost the mutual more money.

8. **Watershed Sanitary Survey update.**

The reporting and information from the documentation of this survey could ultimately aid RMWC in expanding its capacity to allow for more connections to more homes. If the reporting and data are straight and in favor with the state, RMWC could potentially use that to pick up additional members. More members on the RMWC water system means increased revenue monthly for the mutual which would greatly help the bottom line.

9. **San Jose Water Company (SJWC) emergency connection.**

Alison Armstrong will lead the charge on this matter. RMWC needs to get this underway as it has been highlighted previously in so many other meetings in the past year or so. From one board to another, this is an issue that can't get lost in the shuffle between board members who come and go with elections. It would take some small infrastructure changes at the RMWC water plant, but it would establish an emergency connection that would ONLY be used for emergencies.

10. RMWC website updates.

What do the board members want on the RMWC public website? The board should probably create a couple of different versions of the physical water distribution map of the RMWC plant system. One map that can be displayed publicly for the community on the website, and then a second map that can be strictly used by the RMWC board members.
There was also a good idea to post on the RMWC website a "no will serve" policy currently to show that RMWC is unable to add any more connections to the water plant. This is a good heads up for people who might be moving into the area or are planning to build on their property. As in, existing members and potential new members cannot install any new meters to a property that would allow another hookup from the main distribution line of RMWC. Plus, this is a good policy update on behalf of the board to keep the company protected from any potential liabilities.

11. RMWC rates and finances meeting.

Wade asked the board if it was possible to set aside time in the future for a special meeting that solely discussed the RMWC financial and rate structure. The RMWC board would dedicate an entire meeting to discuss income, expenses, and rates. A topic that is sometimes too cumbersome to discuss in a single, monthly meeting. This would be part of an ongoing effort to continue tightening up the finances for RMWC and generating more income to fund future projects.

12. RMWC project to-do list.

The discussion of the RMWC project to-do list was tabled at this meeting due to the interest of time.

13. Any other topics needed to be addressed by the board that was not included on the agenda.

Marty Feldman brought up a couple of things he wanted the current board to hear. He highlighted issues concerning our accountant and, of course, the Achkar situation. The board should also consider setting a date for the annual membership meeting sooner than later. It will most likely take place in May/June. That way the board can send emails out to the RMWC community so they may save the date and have plenty of time to prepare for this meeting.

14. The meeting was adjourned.