

GARDEN FARMS COMMUNITY WATER DISTRICT
Walnut Avenue, Atascadero, CA 93422
(805) 438-3751

MINUTES OF THE REGULAR MONTHLY MEETING
Board of Directors
Wednesday June 12, 2024 at 6:30 PM

Board Members Present: Cory Pereira, Jay Jamison, John Pinson, John Billings and Charron Sparks

Employees Present: Marcia Joyce, Isaac Kwid via phone for a portion

Guests: Kourtney Kaney

Regular Meeting Called to Order: Chair Cory Pereira called the regular meeting of the Garden Farms Community Water District to order at 6:40p.m.

Public Comment:

Kourtney Kaney came to express concerns regarding the billing on her property and what she felt were difficult interactions with the General Manager. Cory explained why the base rate on one of her two meters was doubled and Kourtney understood. She did ask that it be doubled on the meter she irrigates with versus the meter for dwellings only. The board agreed to have the additional base rate moved to the meter used to irrigate. Kourtney asked why her property manager was contacted by Marcia about sending the bill to her (the property manager) versus to Kourney as property owner which was agreed to several years ago at a board meeting. Kourney felt the contact was inappropriate. Marcia stated that given Kourney's tendency to be late, she thought that this might be a solution. The board responded that the bills would continue to be sent to Kourtney. In addition, she would continue to get warning texts from Marcia prior to meter reading if bills were not paid as this is a standard District Courtesy.

Consideration of minutes from the May regular meeting: *A motion was made to approve the May minutes as written. Jay Jamison/John Pinson. All in Favor.*

Consideration of Financial Report and Recent Expenses:

The board made a review of the financial reports provided by Tracey. There were no questions or concerns. Charron reported that she moved the funds from the CD at Pacific Western to a new CD at Mechanics Bank for 4.85% APR for a six month term. Marcia closed the Pacific Western Checking account in May, once all the checks had cleared with remaining funds deposited to Mechanics Bank checking. Our original Mechanics Banks account contacts are no longer working at Mechanics Bank. This was at the choice of the staff and not the bank so there is no concern. Our new contact is the Assistant Branch manager Briton Davis. He is not as knowledgeable about government accounts and as such has asked that we all complete a new

signature card which Charron brought to the meeting to be signed by all board members. This will be returned to the bank. There is one more remaining CD at Pacific Western (now Bank of CA).

Communications

- Marcia has been in contact with Ferrell Johnsen's Daughter, Lyza Johnsen, about bringing her father's account up to date. Lyza sent Marcia a text with an attached picture of the check that was put in the mail on June 8. The check will bring his account up to date, with all further payments on autopay from his bank.
- LAFCO has published their 2024-25 budget. Let Marcia know if you are interested in it and she will forward the email to you.
- Marcia reported there is an 11.4-billion-dollar class action lawsuit against 3M and Dupont for water contamination related to PFAS. All California public water systems are automatically included in the lawsuit unless they have opted out. We have been advised to consult with our attorney about submitting the required forms to receive our share of the settlement funds. Now is the time to submit the forms. As relayed to you in the last report, Marcia requested a state appointed tester for our system. She has not received a follow up by the state from the request. Another email has been sent. The board wondered what PFAS was and Cory sent out a link after looking it up.

General Manager's Report/Safety/System Maintenance:

- John Construction provided a bid to reroof the treatment and storage shed at Well 1. The bid includes removing the old roofing and installing dimensional roofing. The cost would be \$4,550. Page Roofing provided a bid of \$4,000 that did not include the shed roof as it did not need to be replaced. Page Roofing will also remove the old roofing and will check for dry rot and do a change order if needed. Marcia talked with John Construction who said that it would be an additional \$400 to include the shed roof. ***A motion was made to have Page roofing roof at Well 1. John Pinson/John Billings. All in Favor.***
- The pole will be removed by PG&E. The board is okay with it.
- The backflow testing has been completed and all devices passed.
- Eric has weed whacked the W1 property and the tank property. CWSS has taken care of inside the well fences.
- The eAR report has been submitted.
- Marcia is still not getting static and pumping levels for all the wells. The board asked that Marcia connect with Isaac if she does not have needed information rather than bring these issues to the board meeting.
- Isaac said that Well 3 does not seem to be running and asked if there had been a power outage. The timeclock must have shut off. The situation will be resolved by CWSS during rounds.
- Isaac met with Liberty from the County Health Department on Monday for her to perform the "every 5 year" inspection. She expressed no concerns.

- Isaac reported that Well Two was running for 3 hours per night for three nights per week. Marcia indicated that Dan used to run it 4 hours off peak per night Monday through Friday. Isaac agreed to make that change.
- As a side note, CWSS has a sonic recorder for well levels that they plan to leave overnight at well 2 in order to get a sense of how the well operates as it is the deepest and has the greatest drawdown. This will also allow CWSS to test their device. There is no charge to the District.

New Business

1. **None**

Old Business

1. **Well Log Report** – Marcia confirmed with Isaac that CWSS is to take pumping water levels after running the wells for 20 minutes (to bring them to pumping level versus starting levels) and told him she needs static and pumping levels to be taken monthly not just on the meter reading month.
2. **Tank Cleaning** – CWSS has reached back out to Potable Divers, now that cell tower work is done, and is waiting for a time on the schedule to clean, inspect and video the tank - which must be full at the time this is performed.
3. **Drought & Conservation Reporting** – Marcia sent the Board a copy of the 2013 document related to a long term power outage and not conservation. The document is no longer relevant because the District has a generator now. This reminded the Board to ask if the generator had been exercised. It has not. Isaac confirmed they would get on that.
4. **Well 2 issues and update** – The well is back on line and being run 3 times per week. This will be increased to five times per week for four hours (M-F).
5. **Main Line Replacement** – CWSS offered to collect another bid at the last meeting in addition to the proposal from Souza, which is now over a year old. However, no action has been taken as well 2 is the priority.
6. **District Map** – Charron will be meeting with Joann after the fair to see if the work done so far has value and if so, what more needs to be done.
7. **Clubhouse property “lease”** – The District’s attorney reviewed the lease and essentially rewrote it using the basic parameters of the one drafted by Corban. Our attorney stated it would actually be more costly to have him rewrite the submitted lease. Charron reviewed and requested one additional statement which Tim agreed with. The lease has been sent back to Corban for review and signature. ***A Motion was made to pay Carmel-Naccasha \$1,237.64 for review and drafting of clubhouse lease. John Pinson/Jay Jamison. All in Favor.***

Action Item Review

- Charron to work with Corban and our attorney if needed on the lease
- Charron to look at the County website for their Drought and Conservation Plan
- Charron to work with Joann on the map after the fair.
- Marcia to follow up on the PFAS testing that she requested the State perform.

- Next meeting is July 10th at 6:30 pm.

Adjournment of Regular Meeting: *A motion was made to adjourn the regular meeting at 8:04 p.m. Charron Sparks/John Billings. All in favor.*

Respectfully submitted by,

Charron Sparks

Charron Sparks, Board Member