

**GARDEN FARMS COMMUNITY WATER DISTRICT  
17005 Walnut Avenue, Atascadero, CA 93422  
(805) 438-3751**

**MINUTES FOR THE REGULAR MONTHLY MEETING  
Board of Directors  
Wednesday June 21, 2023 7:00 PM  
Garden Farms Bible Chapel Meeting Hall  
17025 Walnut Avenue, Atascadero, CA 93422**

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

**Board Members Absent:** None

**Employees Present:** Marcia Joyce

**Members of the Public Present:** None. Marcia had expected Jana Baldwin, who now owns the home adjacent to the tank to attend. She is very upset by the existence of towers on top of the tank.

**Meeting Called to Order** – Chair Cory Pereira called the regular meeting of the Garden Farms Community Water District to order at 7:10 p.m.

**Consideration of Financial Report and Recent Expenses:**

- Tracey provided Charron with a list of checks written for the prior month. No extraordinary expenses noted.
- Marcia requested the late service fee be removed on the Chris Anderson bill. She had just moved in and expected the small prorated amount of the bill to be added to the next. She paid in full on the day of meter reading. ***A motion was made to remove the service charge from the Chris Anderson bill. John Pinson/Jay Jamison. All in favor.***
- Charron reported that she was working with Tracey to find a bank where the District could invest in a CD that was separate from other banks the District uses. Charron approached US bank in hopes that this might be a solution. The bank was in transition and she will need to return. Meanwhile she has copies of the documents from the Safe Deposit bank to prove the District's existence and authority. Charron also reported that Pacific Western staff were not aware of any concerns regarding their bank and in fact felt it was strong. The current CD rate is 5.35 to 5.5. ***A motion was made to buy a new CD at whichever bank is able to open a CD account for us, using checking account funds in the amount of \$250,000, for 15 months or less, at Pacific rate of 5.25 or better. John Pinson/Jay Jamison/All in favor***

**Open session announcement** - Special Closed meeting sessions were held on May 17<sup>th</sup> and June 4<sup>th</sup> regarding personnel (District and Contract). Open discussion at this meeting took place as directed by the Chair.

- Information regarding Certified Water System Service was provided to the Board by Charron at May 17<sup>th</sup> closed meeting and the company's owners Butch and Isaac Kwid met with Board members at the June 4<sup>th</sup> closed meeting. Dan Migliazzo provided a system tour to several representatives from the company on June 20<sup>th</sup>. Certified Water System Service provided a preliminary proposal the morning of June 21<sup>st</sup>, which was forwarded to all board members for review prior to this meeting. Charron reported that she had spoken with Dan after the tour and he believed this company was better suited to the needs of the District. She and Cory spoke with Butch after the tour and he believed his company was a good fit for the District. The board had made a similar conclusions on June 4<sup>th</sup> but wanted to give Dan the final nod. ***A motion was made to terminate the contract with FRM and hire Certified Water System Service to provide for District operations and maintenance effective July 1, 2023. John Pinson/Charron Sparks/All in favor.*** Cory said she would contact Butch Kwid and Charron offered to contact FRM. Fortunately there is nothing in the contract requiring notice to cancel.
- Cory advised Marcia that the Board had also discussed the position of General Manager at their closed session. She stated that the Board's desire is to see this position as more administrative and less involved in the field work. Marcia stated the current situations had required her to be in the field. The Board recognized this as very true and hopes this will not continue with our new agreement. Marcia asked what the board would like her to do. Cory mentioned act as board secretary with Marcia commenting that she would be a bad one. John offered to send her what the board had been discussing for the position but as there had been no agreement he was discouraged from doing so until there was a final version. This would then be open for feedback from Marcia. Marcia did mention that the website was out of date. Charron acknowledged this as truth. She had not been placing the approved minutes on the website.

**Consider Minutes of May 2023 Meeting – *A motion was made to approve the minutes as written. John Billings/John Pinson. All in favor.***

#### **Communications:**

- Pacific Western is not in the financial trouble as reported by Serene Woodland, PW manager.
- GoDaddy notified Marcia that she needs to update her email settings to receive and send emails through them. Otherwise she has to go directly to the internet. It appears part of the problem is her outdated MS Outlook used for her email work. She has several upgrade options to choose from. ***A motion was made to authorize Marcia to update her MS Outlook at a cost of up to \$500. John Billings/John Pinson. All in favor.***

- The California Department of Tax has requested the County of SLO to collect Proposition 19 information from each County agency in case funds become available for distribution. This was forwarded to Tracey to respond to.
- Dish Network will be here this week to look at the potential of adding a tower to the top of the hill where the water tank is located. There is no room on the tank for additional antennae.
- Norm Hibble moved out with no forwarding address. He has an outstanding balance of \$170.62 and his meter has been locked out.

### **General Manager's Report/Safety/System Maintenance**

- AT&T has not moved forward with their generator.
- Marcia has not scheduled the video for well two as she correctly understood we are in a holding pattern. Dan worked with Jason from FRM this morning and a survey sample was taken. If coliform is present, Dan recommended the District proceed with the video of the well to help determine a course of action. ***A motion was made have Fischer scrub and video Well 2 at a cost of up to \$8,000. Charron Sparks/John Pinson. All in favor.***
- The telemetry has been repaired with Well One now operating in auto mode. We were invoiced \$9,980.58 by Pro3 Automation. This expense was approved in May 2023.
- Our yearly backflow information has been forwarded to the plumbing contractor the District has previously used. He will complete the testing by the end of this week.
- Eric Soto has been working on the weed abatement. Well One and the tank area are completed. Well Three and hydrants will be the next and final.
- Marcia asked if the generator had been exercised – Cory will talk with Josh and Butch to determine who should be doing this.

### **New Business**

- 1. Dan on site to review system with contractors** – see comments above

### **Old Business**

- 1. Well Log Report** – all looks good with the wells but the balance is unusually high.
- 2. Telemetry issues** – The telemetry has been fixed. A new feature is a monitor at the Well One site that reports the tank level. The flag has been set too high for the summer's typical water use. Marcia to work on the resolution with Butch once on-boarded.
- 3. HERO Database provided by FRM for access to all FRM maintenance documentation** – the Board is concerned with the cost we were charged for this. Charron will read the contract and if not included, will request a refund of the cost.
- 4. Lead and copper reporting** – it appears that FRM was satisfied with Charron and Marcia's information regarding the homes being sampled. No further action needed.
- 5. Main Line Replacement** – Board will revisit after Certified Water System Service is fully on-boarded. Marcia asked about getting a quote from another vendor and the Board approved.

6. **District Map** – Charron talked with Joann sometime back but has not heard from her about getting together. She will contact Joann and set up a meeting to determine if more should be done.
7. **Clubhouse property** – Charron is the hold-up.
8. **Secretary position** – Charron is secretary for the time being as the postings on the Facebook page and the post office in Santa Margarita yielded no takers.

#### **Action Item Review**

- Cory to contact Butch Kwid with Certified Water System Service for a start on July 1, 2023.
- Charron is to contact FRM and advise them that the contract will terminate June 30, 2023.
- Marcia to procure an additional quote on the mainline replacement for north Walnut.
- Marcia to research the potential for a Special District loan for the north Walnut mainline project.
- Marcia to contact Tracey to waive the fee on the Anderson bill.
- Marcia to contact Fisher Pump requesting a video of Well Two.
- Charron to work on moving funds to a new CD.
- Marcia to resolve her email issue.
- Charron to advise Dan of actions taken with respect to maintenance.

#### **Adjournment**

***A motion was made to adjourn the regular meeting at 8:48 p.m. Charron Sparks/John Pinson/All in favor.***

Respectfully submitted by,

*Charron Sparks*

Charron Sparks  
Board Member

**Closed meeting – Ongoing Personnel Discussion** - to be announced at the July meeting.