**2020 Shareholder’s Meeting via Zoom**

Website: <https://lfmwc422.wixsite.com/lfmwc>

**Minutes**

1. Call to Order at 1:05pm
2. Attendance taken: Andrea Greenwell, Terry and Susan Patton, Jonathan Beth, Sandra and James Fleisher, Anna Romano and Giovanni Busco, Pieternel Van Giersbergen, Rudy Gonzales, Tangkao Tan, Ethel See, Tim and Crystal Mooney
3. Updates
   1. President’s Updates
      1. New helpful resource: Nathan Thomas w/California Rural Water Association (CRWA)
      2. Last rate increase went into effect April 1, 2020
         1. Developed lots: from $1,000/year to $1,200/year ($300/quarter)
         2. Undeveloped lots: from $250/year to $300/year ($75/quarter)
         3. No further rate increases are planned for the near future. A shareholder is concerned that our rates are too high but the average cost for water from a rural water company such as ours is $75-125/month (source CRWA).
      3. Short term and long term infrastructure plans. For functionality and sustainability, future water system improvements should include:
         * 1. Installing an emergency shut off valve at the end of Shirley Drive leading up to the tanks this year
           2. Installing of water meters in the distant future. Install costs are as low as $400 per service connection.
           3. Identifying a location for a new well if one of our two current wells fails in the future:

Getting Yuba County to parcel off the easement one-acre our wells are currently located on from the 11-acre, privately owned, parcel so a new well could be drilled in the future

Use the 20 foot easement on the south side of the subdivision

Drill on the easement around the storage tanks

Thank you to Stephen Fairman for sharing ideas

* + 1. Lot merging and consequences for the company (“the good, the bad, and the it’ll be ok”)
       1. County can’t prevent lot merging if residential- single family zoning is followed. So shareholders are allowed to merge two or more lots with the county for a charge.
       2. Water company bylaws don’t have any provisions for merging but shareholders have voted on the issue at past meetings. If lots are merged with the county, the water company will consider the lots merged and shareholders will have one vote per merged lot. Merged lots will use one developed service line for water and the remaining service line(s) will not be used unless an additional hook-up fee and developed fee(s) is paid. Undeveloped fees won’t be charged for the unused service lines once the lot merger is finalized with the county and documentation provided to the LFMWC.
       3. Precedence: Two lots were merged into one decades ago to provide for a septic system
       4. Gathered information on the topic from CRWA, our past two presidents, and others
       5. Although there is a potential loss of revenue for the water company, merging lots means fewer homes in the subdivision and thus less strain on the water system and less traffic too.
    2. Need to update LF Mutual Water Company Rules and Regulations
       1. Company bylaws lack some basic rules and regulations such as payment and late fee details, failure to pay and lien details, requirement for water manager notification and hook-up supervision in case of a water emergency, etc.
       2. Board will develop a list of rules and regulations. The initial draft(s) will be shared and the final draft put forward for a shareholder’s vote at the 2021 yearly meeting.
       3. Permission granted to use Brown Valley Irrigation District’s Rules & Regulations for ideas
    3. D-1 well operator change update
       1. Changed from Kevin Tims to Peters Pump and Drilling due to lack of communication and a failure to send us reports. Peters Pump and Drilling is more expensive but more thorough.
    4. Bank change final
       1. Golden Pacific bank accounts were closed and all monies deposited into our Banner Bank checking account. Banner Bank has seamless online integration with our bookkeeping software. A Banner Bank savings account will be set up as soon as in person COVID restrictions are removed.
    5. Lot clearing update & lot addresses in case of fire, water, or other emergencies
       1. In case Cal-Fire or an ambulance needs to find your house/lot, consider installing a clearly displayed and reflective address sign in front of your house/lot. Contact the company if you are unsure of your undeveloped lot’s address.
       2. 14 letters went out to lot owners with extremely overgrown lots requesting removal of underbrush, dead wood, and low lying limbs from their lots. Seven lots have been cleared so far, and three more are in the works. Some lots were cleared selectively and others clear cut but the fuel reduction is greatly appreciated by most of the community members.
       3. The Yuba water Agency has started selective clearing around the lake that borders the subdivision. There’s been delays but the project should be completed this season. Thanks to Tim Mooney for staying in contact with the agency to make sure the job is done.
    6. Future community & road improvement events postponed until we are no longer in a pandemic. In the meantime:
       1. Please follow the 20MPH speed limit in the subdivision & avoid driving over developing potholes
       2. Remind guests, workers, and contractors to follow speed limit
       3. If possible, leave delivery (Fed-Ex, UPS, etc.) instructions stating to drive slowly through the subdivision
       4. Document with a photo, time, date, etc. any road damage caused by the garbage truck, heavy equipment, etc.
    7. Elections
       1. Voting for the uncontested board positions closed prior to the meeting. The board members were reelected and confirmed by unanimous vote.
  1. **Secretary/Treasurer's Updates- see attached financial sheets**
     1. The new online invoice system is now being used. Notify the company if you are not receiving one.
     2. Update your email and contact information with the company at lfmwc422@gmail.com
     3. 2017/2018/2019 comparison shows the company financial reserves are increasing even with new and increasing company expenses such as the new D-1 operator, company insurance (fire, liability, and board), increasing testing costs, etc.
     4. Due to problems switching invoicing systems, last year’s late fees were waived. Please pay your fees on time, preferably quarterly or yearly, to prevent being charged a late fee in the future.
     5. The company is considering accepting credit card payments but the company is charged a fee for each transaction. The topic is tabled for now.
     6. Anna Romano, a shareholder, suggested a reserve fund account be created. As a certified accountant, she’s been extremely helpful with getting our new invoice system online, helping us file the nonprofit status paperwork, etc.
  2. **Water Manager's Updates** 
     1. Peter’s Pump and Drilling is our new D-1 Well operator. Sean is inspecting and taking samples monthly.
     2. All water sample test results are good. Negative for E. coli and perchlorate. Iron, aluminum, and barium were detected in May but levels were below required state mandated limits. We confirmed with Jodi Bird from the Yuba County Environmental Health Dept. to make sure all levels are acceptable. Feldspar, bauxite, and other rocks are natural sources.
     3. In the case of a PG&E outage due to wildfires this season, Terry will prime the tanks to increase our storage capacity. If additional water is required before the power is restored, we will have a water truck deliver potable water at a very reasonable rate, $325 for 4,000 gallons, similar to last summer.

1. **Open Forum**:
   1. Subdivision courtesy
      1. Please follow the Yuba County ordinance on no loud noise between 10pm-8am. Refrain from using heavy equipment, running weed eaters, playing loud music, etc. before 8am and after 10pm.
      2. Please follow the 20 MPH speed limit. Notify delivery drivers and guests too if possible.
      3. Please pick up your dog’s poo if it’s on the beach, path, or roadside.
      4. Please try not to leave belongs at the beach due to crowding and theft. A shareholder’s boat was recently stolen from the beach area.
      5. Please don’t leave trash at the beach
   2. Need to create a company reserve account, see section 3b.vi above
   3. Need to send letter to landowners that border the south and west of the subdivision to selectively clear overgrown vegetation to reduce wildfire danger. The president agreed to take on the task for the community.
2. Meeting adjourned at 3:15pm

**MEETING RULES**: No [audio or video recording](https://www.davis-stirling.com/MainMenu/MainIndex/Recordingmeetings/tabid/663/Default.aspx) allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. **As provided in the "Open Meeting Act,**" **members may observe the meeting but do not have the right to participate in the board's deliberations or votes**. Members may address issues during the open forum portion of the meeting and/or at the yearly shareholder’s meeting in June.