

## WATER MEETING MINUTES FOR JAN. 16TH 2010

The meeting was called to order at 6:13. Those in attendance were Mike & Karen LeRoy, Sieg & Patty Alshuth, Terry & Susan Patton, Jonathan & Julliana Beth, and Susan Smith.

The minutes for the last meeting (Oct.24<sup>th</sup> 2009) were read and accepted. Motion made by Sieg and 2<sup>nd</sup> by Terry.

Mike's water report: It has been quite a quarter, with little happening beyond the normal monthly samples being taken and tested. All samples taken were found to be clear of any contaminants and safe for daily water use. We renewed our contract with Peter's well for one year. There was a PG&E meter removed that had been in place for more than 10 years with no use of it, or reason for it to be there. This meter removal will result in a \$60.00 a year savings to us. I will continue to manage the water company and in finding as many cost savings means as I can.....Sincerely Michael LeRoy

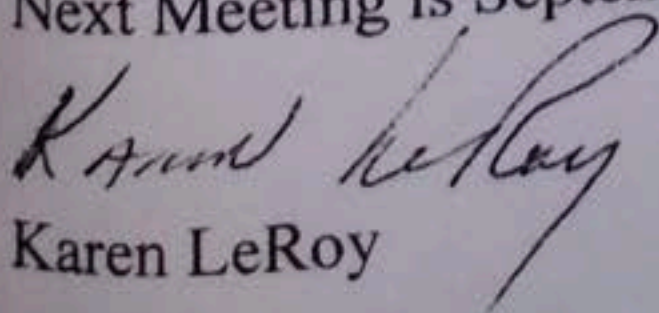
Treasurer's report: Bank balance is \$2,672.96. There are \$2200.00 in past dues with 1200.00 90 days past due and \$510.00 of that belongs to Curtis Smith. Patty will be issuing 1099 's for the board members later this month. The motion was made that since we bill on the quarter that the finance charge will not be accessed until 30 days after the end of the quarter. 2<sup>nd</sup> by Susan.

Susan's update on the LFMWC becoming a non-profit: It was decided to no longer pursue this. In order for us to become non-profit ALL property owners would have to vote for this, and since some property owners don't respond it would be unsuccessful.

Due to the lack of participation from property owners the water board has decided to reduce the amount of meetings to two a year. There will be one in January and one in September. We will be having an appreciation BBQ for the Sheriffs, Volunteer fire Dept. and CDF to thank them for saving our community last summer during the fire we experienced. The date would be June 5<sup>th</sup>. Your attendance and help would be appreciated.

Susan, Patty, Mike & Karen were unanimously voted to the board for one more year.

Next Meeting is September 18<sup>th</sup> 2010



Karen LeRoy



Lake Francis Mutual Water Company  
Homeowners Meeting  
Saturday, March 24, 2012  
At the home of  
Terry and Sue Patton  
13882 Shirley Drive  
Time: 4:00pm  
Potluck

## Agenda

Sign in

Approve minutes from October 1, 2011 meeting

Treasurers Report

On-Site Water Managers Report

### Old Business

- Revising the By-laws
- Clearing a path to the water tanks
- Lien on 13961 Ingersoll Dr
- Sign for Beach

### New Business

- Date for next meeting
- Is there any other business to add?

Lake Francis Mutual Water Company  
Homeowners Meeting  
Saturday, Oct 20, 2012  
At the home of  
Jonathan & Juliana Beth  
10789 Kenneth Ave  
Time: 4:00pm  
Potluck

## Agenda

Sign in

Approve minutes from March 24, 2012 meeting

Treasurers Report

On-Site Water Managers Report

Old Business

- Revising the By-laws

New Business

- Officers Election
- Recorder
- Lot Maintenance
- Date for next meeting
- Is there any other business to add?

Lake Francis Mutual Water Company  
Homeowners Meeting 10/30/10  
Minutes

Meeting called to order: 3:00 p.m.

Present: Paul Barton, Juliana Beth, Susan Patton, Terry Patton, Scott Anderson, Jonathan Beth, Mike & Sharon Barrett, Saul Frechtel, Patty Alshuth

The minutes were read from the Jan 16, 2010 meeting. A motion was made to approve, seconded, carried.

President's Report: President read the job descriptions and opened the floor to nominations for the Board of Directors 2011 term, Nominated: Jonathan Beth - President, Terry Patton - Water Manager and Patty Alshuth – Treasurer/and to incorporate the duties of Secretary. There were no other nominations. A motion was made to approve, seconded, carried. The Board members receive the following stipend: \$25.00 monthly - President, \$50.00 monthly - Water Manager, \$100.00 monthly – Treasurer/Secretary. Information item, previously approved.

Treasurer' Report: Bank Balance \$5,676.88. Aging Report: \$5,734.80, \$2000.00 current, \$3,734.00 over 60 days. Treasurer opened a discussion on past due accounts focusing on Curtis Smith. Treasurer suggested that the amount due of \$510.00 be written off, unable to collect. A motion was made to approve, seconded, carried. All other past due accounts receive three notices before a lien and finance charges are assessed on the property. Treasurer asked President to assume the duties of filing liens. Treasurer recommended retaining the services of Evangelos (Perseo) Moskovos for preparation of the 2010 taxes, motion made to approve, seconded, carried.

Water Manager's Report: No coliform bacteria detected. Water source considered safe from bacterial contamination at this time.

New Business: President requested that LFMWC retain the services of Apollo Valley Farm for weeding along the roads and common areas each May. Water Manager mentioned that the tech from Peters Drilling requested that the areas around the wells be sprayed for scotch broom and poison oak. A motion was made to approve, seconded, carried. There was a discussion on property owners to clear brush, dead branches, etc from their lots. LFMWC encourages all property owners to comply because of the high fire danger. It was brought to the attention of the board that there was marijuana cultivation within the estates. Enclosed are the covenants for the LFMWC, see article #4 "Trade Restrictions." LFMWC requests that all cultivation cease immediately. Discussion on Garbage Company's truck destroying the roads *can we pursue the company paying for destroyed roads?* This requires further research and discussion, action item next meeting.

Meeting adjourned: 3:45 p.m.

Next meeting: March 26, 2011.

# Notice of Homeowners Meeting

Saturday, March 26, 2011

4:00 pm

At the home of

Jonathan and Juliana Beth  
10789 Kenneth Street  
Dobbins

Potluck

**Lake Francis Mutual Water Company  
Homeowners Meeting 10/1/11  
Minutes  
(Draft, for approval at March, 2012 homeowners meeting)**

Meeting was held at 10798 Kenneth Avenue and called to order 4:00 pm

Present: Susan and Terry Patton, Ron and Luan La Gatta, Jonathan and Juliana Beth, Michael and Sharon Barrett, Sieg and Patty Alshuth

The minutes were approved from the March 26, 2011 meeting.

**Treasurer's Report**

- ☐ Bank balance \$13,973.00
- ☐ Aging Report: \$3,430.00
- ☐ Past due balance paid on 13958 Ingersoll Dr., released lien, new owner, Pamela Kellerman. Past due balance on 13961 Ingersoll Dr., contact with realtor, payment expected, lien on hold, balance paid on 13898 Shirley Dr., no new owner information on file, release lien? Resident with large balance has started making payments
- ☐ Request to open a reserve interest bearing account with \$10,000.00 with a goal to have enough funds to cover major well repair, motion carried
- ☐ Request to contract to Evangelos (Perseo) Moschavos for 2011 tax preparation, motion carried

**Water Managers Report:**

- ☐ No contaminants from May, 2011 – September, 2011
- ☐ Spare key given to Orville from Peters Drilling to open gates at entrance to sub-division
- ☐ I have possession of the water key for shut-off at street for repairs
- ☐ Received a bid of \$1,500.00 from Apollo Landscaping for removal of scotch broom on the road leading to and around the water tanks, also received bid of \$400.00 from Daryl Glenn of Richards Ranch, then lowered to \$300.00 but not available till spring, 2012. Discussion on having a sub-division community clean-up day to cut back the scotch broom.

**Action Items from last meeting:**

- ☐ Further discussion on past due accounts, request to go back to old tier of past due structure, motion carried
  - 1<sup>st</sup> quarter delinquent – 1<sup>st</sup> warning letter
  - 2<sup>nd</sup> quarter delinquent – 2<sup>nd</sup> warning letter
  - 3<sup>rd</sup> quarter delinquent – 3<sup>rd</sup> warning letter
  - Mechanics lien

**Old Business:**

- ☐ Garbage company repaired the roads that had been damaged by their trucks May, 2011

**New Business:**

- ☐ Discussion on revising the by-laws from 1961. President made an appointment to meet a para-legal for guidance on the process. President then requested a committee be formed for revising the by-laws and make a recommendation at the March, 2012 homeowners meeting. Ron LaGatta and Michael Barrett volunteered for the committee, motion carried
- ☐ With no nominations from the floor the current board members agreed to serve another term, motion carried
- ☐ Discussion to increase the quarterly payment to the president, no change to the secretary/treasurer and water managers quarterly payment, motion carried.
  - President, Jonathan Beth \$150.00 quarterly
  - Secretary/Treasurer, Patty Alshuth \$300.00 quarterly
  - On-site Water Manager, Terry Patton \$150.00 quarterly
- ☐ It was suggested that the Lake Francis Mutual Water Company purchase more sand for the sub-division beach area and that the president measure the area and contact the quarry to inquire about the grades of sands and costs, motion carried
- ☐ Discussion on liability issues at the sub-divisions beach, it was recommended that a sign be purchased stating "swim at your own risk", motion carried
- ☐ It was asked that the board post contact information to members, motion carried
- ☐ Date of next meeting: Saturday, March 2012, hosted by Terry and Susan Patton, 13882 Shirley Drive

Meeting adjourned: 5:35pm

Patty Alshuth,  
Secretary, Treasurer

**Lake Francis Mutual Water Company  
Homeowners Meeting 3/24/12  
Minutes  
(Draft for approval at the 10/20/12 Homeowners Meeting)**

Meeting was held at 13882 Shirley Drive and called to order 4:10 pm

Present: Susan & Terry Patton, Ron & Luan La Gatta, Jonathan & Juliana Beth, Michael Barrett, Patty Alshuth, Scott Anderson

Guest: Portia Cortes

Minutes approved from the Oct 1, 2011 meeting.

**Treasurer's Report**

- Bank balance: \$16,224, reserve account opened with \$10,000 earning 0.20 interest.
- Aging report: \$6,105.00.
- Three letters sent to the owner of 13886 Ingersoll regarding the delinquent account, no monies received to date, spoke to owner earlier in the day and was notified that the owner would start making payments on the account.
- 2011 Taxes filed

**Water Managers Report:**

- No contaminants were found in the water testing from Peter's Drilling/Cramer's from Oct, 2011 through Feb, 2012.
- Called Peter's on a fire hydrant leak to repair on Feb 6, 2012, advised President about problem and location on Shirley Drive. I notified all residents that on Feb 9, 2012 their water would be shut off for 3-4 hours. I did this by phone and walking around the loop and left notes to those not home. On Feb 9, 2012 the hydrant was repaired in about 3 hours.
- Around the same time the shut off valve was replaced at a home on Kenneth Ave as agreed to in the last meeting.
- On Mar 10, 2012 I went up to the water tanks and found the road drivable, but narrow in spots. I weedeated in the morning and took down a dead snag tree that was across the road and ready to fall on a vehicle (used truck and cable). President came up to see the work done and said two oaks trees at the tanks need to be cut down, but it's not our property I told him. At the present time Peter's Drilling can get up to the tanks with no problem.

**Old Business:**

- President spoke with a para-legal regarding revising the by laws and will work with the committee to determine if it's advisable to update the by laws based on the criteria. All in attendance agreed to a further discussion at the Oct meeting. Motion carried.
- Discussion on easement to tanks, board needs to verify who has responsibility to the roads leading up to and around the water tanks, Ingersoll or the Lake Francis Estates. If it is clarified that the responsibility belongs to the Lake Francis Estates the board wants to set June 2, 2012 has a community clean-up day and will contact the Yuba County chipper. Bring rakes, shovels, pitchforks. Board will provide refreshments but ask participants to bring side dishes. Motion carried
- President asked that the past due balance on 13961 Ingersoll Drive be taken off the books for 2012 as uncollectible due to a clerical error when filing the lien. Motion carried.
- Treasurer to purchase sign for residents beach stating "no lifeguard on duty, swim at your own risk."

**New Business:**

- Discussion on pot holes on the roads, president and resident to patch potholes in April, 2012. Motion carried.
- Officer's election.
- Date of next meeting: Saturday, Oct 20, 2012, 4:00pm hosted by Jonathan and Juliana Beth, 10789 Kenneth Ave

Meeting adjourned: 5:20pm  
Patty Alshuth,  
Secretary, Treasurer

Contact Information:  
President: Jonathan Beth [jonbeth44@gmail.com](mailto:jonbeth44@gmail.com) 530-418-8575  
Treas/Sec: Patty Alshuth [sptalshuth@comcast.net](mailto:sptalshuth@comcast.net) 707-769-7231  
Water Mgr: Terry Patton [surfersue148@yahoo.com](mailto:surfersue148@yahoo.com) 530-692-1082

Lake Francis Mutual Water Company  
Homeowners Meeting  
Saturday, April 6, 2013  
At the home of: Terry & Susan Patton, 13882 Shirley Drive  
Time: 1:00pm  
Potluck

## Agenda

Sign in

Approve minutes from October 20, 2012 meeting

Treasurers Report

On-Site Water Managers Report

Old Business

- Revising the By-laws
- Non Profit Status

New Business

- Community Clean-Up Day
- Dispose of Brush from Last Clean-up Day
- Hook Up Fee
- Knox Box Security Gate
- Speed Limit Signs
- Date for Next Meeting
- Is there any Other Business to Add?



**Homeowners Meeting April 6, 2013**  
**Minutes**  
**(Draft for approval at the October 26, 2013 Homeowners Meeting)**

Meeting was held at 13882 Shirley Drive and called to order at 1:10 pm.

Present: Susan & Terry Patton, Stephen & Jeannie Fairman, Jonathan & Juliana Beth, Michael & Sharon Barrett, David & Carole Fontana, and via skype, Patty Alshuth.

Minutes approved from the October 20, 2012 meeting.

**Treasurer's Report as of March 31, 2013:**

- ☐ Bank balance:
  - Operating: \$11,744.88
  - Reserve: \$10,016.14
  - Interest Y-T D: \$ 1.62
- ☐ Aging report: \$4,845.00.
- ☐ Treasurer requested transfer of \$10,000.00 from operating account into reserve account, MSC
- ☐ Past due clients are making regular payments on accounts.
- ☐ Owners of 13886 Ingersoll Drive received notice of intent to file lien, replied by email inquiring about credit card payment, encouraged prompt payment by check
- ☐ 2012 Federal and State Taxes filed by Perseo Moschovas
- ☐ Annual filing of 2013 100-ES to Franchise Tax Board on 3/15/13 of \$800.00.

**Water Managers Report:**

- ☐ No contaminants were found in the water testing from Peter's Drilling/Cramer's from October, 2012 through March, 2013.
- ☐ March, 2013 went to water tanks to check for leaks and brush maintenance.
- ☐ Have been performing monthly checks at the pumps and the fire hydrants in the sub-division.

**Unfinished Business:**

- ☐ Ron LaGatta to continue pursuing non-profit status for the Lake Francis Mutual Water Company.
- ☐ Revision of the By-laws

**New Business:**

- ☐ Corey Patton to provide estimate on brush clearing the road leading up to and around the water tanks. Estimate to be approved via email.
- ☐ Discussion on hook-up fee for new construction, Michael Barrett to research fees
- ☐ Interest in a Knox Box Security Gate, Michael Barrett to research cost.
- ☐ Request for a speed limit sign to include notice about children and dogs, Treasurer to purchase sign. Drivers within the sub-division are cautioned to slow-down.
- ☐ President opened a "drop box" on the internet. Got to [www.dropbox.com](http://www.dropbox.com), follow the instructions, enter LFMWC in search to view documents relating to the Lake Francis Mutual Water Company.
- ☐ Community clean-up day will be Beach Beautification Day to be held on June 22, 2013, Potluck barbeque with refreshments provided by the Lake Francis Mutual Water Company
- ☐ Add to new business next meeting:
  - Beach Easement
  - Loose Dogs

Date of next meeting: Saturday October, 26, 2013, 1:00pm hosted by Terry & Sue Patton, 13882 Shirley Drive.

Meeting adjourned: 2:40 pm

Recorded by:  
Sharon Barrett

**Contact Information:**

**President: Jonathan Beth** [jonbeth44@gmail.com](mailto:jonbeth44@gmail.com) 530-418-8575  
**Treasurer/Secretary: Patty Alshuth** [sptalshuth@comcast.net](mailto:sptalshuth@comcast.net) 707-769-7231  
**On-Site Water Manager: Terry Patton** [tands67@yahoo.com](mailto:tands67@yahoo.com) 530-692-1082

**Lake Francis Mutual Water Company  
Homeowners Meeting April 6, 2013  
Minutes  
(Draft for approval at the October 26, 2013 Homeowners Meeting)**

**REVISED**

Meeting was held at 13882 Shirley Drive and called to order at 1:10 pm.

Present: Susan & Terry Patton, Stephen & Jeannie Fairman, Jonathan & Juliana Beth, Michael & Sharon Barrett, David & Carole Fontana, and via skype, Patty Alshuth.

Minutes approved from the October 20, 2012 meeting.

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- ☐ Past due clients are making regular payments on accounts.
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- ☐ Annual filing of 2013 100-ES to Franchise Tax Board on 3/15/13 of \$800.00.

**Water Managers Report:**

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- ☐ March, 2013 went to water tanks to check for leaks and brush maintenance.
- ☐ Have been performing monthly checks at the pumps and the fire hydrants in the sub-division.

**Unfinished Business:**

- ☐ Ron LaGatta to continue pursuing non-profit status for the Lake Francis Mutual Water Company.
- ☐ Revision of the By-laws

**New Business:**

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  - Beach Easement
  - Loose Dogs

**Date of next meeting: Saturday October, 26, 2013, 1:00pm hosted by Jonathan & Juliana Beth, 10789 Kenneth Ave.**

Meeting adjourned: 2:40 pm

Recorded by:  
Sharon Barrett

**Contact Information:**

**President: Jonathan Beth [jonbeth44@gmail.com](mailto:jonbeth44@gmail.com) 530-418-8575  
Treasurer/Secretary: Patty Alshuth [sptalshuth@comcast.net](mailto:sptalshuth@comcast.net) 707-769-7231  
On-Site Water Manager: Terry Patton [tands67@yahoo.com](mailto:tands67@yahoo.com) 530-692-1082**

**Lake Francis Mutual Water Company  
Homeowners Meeting  
Saturday, October 26, 2013  
At the home of Jonathan & Juliana Beth, 10789 Kenneth Avenue  
1:00pm  
Potluck**

## **Agenda**

Sign In

Approve Minutes from April 6, 2013 Meeting

Treasurers Report

On-Site Water Managers Report

### **Old Business**

- ☐ Revising the By-laws
- ☐ Non Profit Status
- ☐ Hook-Up Fee
- ☐ Knox Box Security Gate

### **New Business**

- ☐ Beach Easement
- ☐ Loose Dogs
- ☐ Mechanics Liens
- ☐ Raising Chickens
- ☐ Street Parking
- ☐ Marijuana Cultivation
- ☐ Is There Any Other Business to Add
- ☐ Date of Next Meeting

**Lake Francis Mutual Water Company**  
**Homeowners Meeting**  
~~**Saturday, October 26, 2013**~~  
**Saturday, March 22, 2014**  
**At the home of Jonathan & Juliana Beth, 10789 Kenneth Avenue**  
**1:00pm**  
**Potluck**

## **Agenda**

Sign In

Approve Minutes from April 6, 2013 Meeting

Treasurers Report

On-Site Water Managers Report

### **Old Business**

- ☐ Revising the By-laws
- ☐ Non Profit Status
- ☐ Hook-Up Fee
- ☐ Knox Box Security Gate

### **New Business**

- ☐ Beach Easement
- ☐ Loose Dogs
- ☐ Mechanics Liens
- ☐ Raising Chickens
- ☐ Street Parking
- ☐ Marijuana Cultivation
- ☐ Officers Election
- ☐ Is There Any Other Business to Add
- ☐ Date of Next Meeting

# Lake Francis Mutual Water Co

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March 22nd, 2014

1:30 pm

Present at this meeting

Jonathan Beth

Juliana Beth

John Romig

Stephen Fairman

Jeanne Fairman

Ron La Gatta

Luan La Gatta

Susan Patton

Terry Patton



# Old Business:

## **Revision of the By-laws,**

Ron La Gatta returned the Bylaws unaltered, explaining that his schedule is not permitting him to move forward with them.

Jonathan Beth ask if in the next meeting we can take a few minutes to go over the By-laws and amended them one at a time?

Ron La Gatta Agreed to spend some time in the By-laws on May 10<sup>th</sup> meeting.

John Romig will like to know the specific changes needed in the Bylaws.

Jonathan Beth mentioned the following changes need it to the By-laws:

**\*\*** As this time the By-laws only include the water usage fees, The By-laws wording for the water fee need to include the infrastructure of Lake Francis States; Roads, vegetation along public roads and around the water storage tanks, easement path to beach and beach area, allowance for safety signs and general care of the State.

Examples are:

**\* Section 1 Place of meetings**

this article needs to read "residents Homes or any other place in the Dobbins Are"

**\* Section 2 Annual Meetings**

This article should have "no restrictions" on date and time.

**\* Section 4 Notice of meetings**

This article has to move to the modern age of email or mail carrier.

**\*Section 7 Voting Rights**

Change to "one vote per lot"

And a few more changes that are needed to move the By-laws in to the 21st century.

## **Non Profit Status**

Luan La Gatta asked about the change of status from For Profit to Nonprofit?

Jonathan Beth mentioned a letter he received in the mail from a Politician Name: Dan Logue the letter reads the following:

"My staff and I are able to help you navigate the bureaucracy of state government which can be confusing and frustrating. If you have a problem with a state agency, we can help get answers. We assist local government and community organizations with regulatory issues and grant programs involving state agencies. We can seek answers to your questions, make the appropriate officials aware of your concerns, and cut through any "red tape" you may be experiencing."

Jonathan Beth's idea is to write to Dan Logue asking for his help changing the status from For-profit to Non-profit.

At this time we need 100% of the LFMWC owners to sign the petition to dissolve the Corporation, As of today March 22nd 2014 there are still some owners that can't be found! if Mr. Logue can help us by making the wording change from 100% to a majority we then can take action to move forward with the Nonprofit status saving LFMWC , \$800 annual fee .

Ron La Gatta's suggestion for the letter to Mr. Logue is to include every paper and finding that has been done in the past to achieve the nonprofit status, Jonathan Beth mentioned that Susan Smith was the person looking into the nonprofit status. Luan La Gatta volunteered to contact Susan Smith and write to Don Lougue to change from a profit to a nonprofit.

### **Hook- Up Fee**

To be discussed in detail at the May 10th meeting with Mike Barret.

### **Knox Box Security Gate**

To be discussed in detail at the May 10th meeting with Mike Barret.

Jonathan Beth read the financial report  
Patrice Alshut wanted a motion to move \$10,000 from Operations to Reserve, Stephen Fairman made the motion to move the moneys and Luan La Gatta second it.  
All in favor

Yes

Motion approved

In relationship to the past due account (Brandau David and Ana total amount Due \$ 1,925.00) They have received the 3 warning notices to comply with the water fee, the mechanics lien was placed on their property. We still have not received any payment from them.

Jonathan Beth read the following paragraph from the By-laws:  
Article IX regulation of the water usage

"The company shall have the right upon the failure of the share holders to comply with any of the provisions of these by-laws, to immediately, or at any other time, refuse to, or cease to supply water to the shareholders until such at time as the shareholders have complied with the provisions of these by-laws."

Next step to follow to seek payment from this account:

Terry Patton will get together the following information to be ready for closing the water to mention account:

- 1.- get Pete's Drilling to close the water and place a lock to prevent the owners to restate the water without paying the outstanding dues.
- 2.- find out how to get a Police Officer to be here when the "failure to comply letter" will be delivered.

Ron La Gatta made a motion: Patrice will write a letter to Mr and Mrs Brandau giving them 30 days to pay the outstanding amount

of \$1,925.00 in full before restoring the water service. This will be coordinated with Peters Drilling and the local sheriff.

Stephen Fairman second the motion

John Romig also second the motion

all in favor

Yes

Motion Approved

About parcels 13 and 14 Mr Eric Pohley balance due of \$600.00 the mails has been returned to sender, the warning letters were then send by email and it has been no communication.

Action to take Jonathan Beth will place a Mechanic Lien on parcels 13 and 14.

All other past due accounts are making payments to clear balances.

Terry read the water report.

There was a discussion on the water situation and the drought.

We are running on one well only.

It was suggested that we will try to activate the 2<sup>nd</sup> well if possible.

Terry will give the following information from Pete's Drilling and Well Services to prepare for the possibility of a drought:

- 1.- Cost of making water well # 5 deeper
- 2.- Cost of drilling a new water well in a new location
- 3.- the cost of a new water storage tank



4.- Pete's Drilling will be ask to look at the empty lots in Lake Francis State to see if any of them is suitable for a new well and the possibility of LFMWC purchasing that lot.

5.- Terry will make a chart of the water bed.

Lorena Chaquico asked LFMWC to have Carolyn Young name removed from the account.

Stephen Fairman will check the county records to make sure that Carolyn Young is not a lawful land owner, before LFMWC comply with the removal of Carolyn Young from our records. In the case that she is a lawful owner her name will remain in our records.

Note: We need to keep the letter sent from Ms. Chaquico on file.

John Romig will like to know the average water pressure.

Jonathan suggested to check the water pressure on his property.

On the subject Stephen Fairman mention that Sandra and James (renters for Gordon and Joana Cameron) have a low water pressure. Terry dwill look into this problem.

We discussed loose pets (mainly dogs) on the property.

We suggested that all dogs should be on a leash or controlled by the owners.

The following letter should be included in the next billing to all residents:

[www.yubacity.net/animal-control/nuisance-animal.html](http://www.yubacity.net/animal-control/nuisance-animal.html)

Terry Patton mentioned that Corey Patton is willing to do the maintenance of the road sides and around the water storage tanks for the same price as last year.

There was a discussion about the danger of the oak tree branches leaning on the entry road to the property. It was agreed to cut the branches for the cost of \$100.00.

John Romig brought up the difficulty of building in relation to the easement right now the easement requirement is 20ft for LFS, however for Yuba County is 15ft, John Romig mentioned the 20ft easement limits the possibility of building a new home, due to the new rules about septic systems and so forth.

Jonathan Beth brought up the problem with the lots markers, the markers and the map don't match! so there are problems among some neighbors building or putting up fences on other peoples properties, So the solution is for LFMWC to hire a professional surveyor to set up the correct measurements and help land owners stay in code.

Jonathan Beth will give call a Professional Surveyor to get prices for a general survey of Lake Francis estate.

Stephen - mentioned that it will be a good idea for all land owners to clear the brush on the lots for fire prevention.

Suggested date for the next meeting is May 10th 2014 at Terry and Susan Patton's home 9am in the morning to accommodate Luan and Ron La Gatta and Patrice Alshut schedules.

The topic for the May 10th meeting are :

- Discuss in details with Mike barret The new house water hook up fee.
- Jonathan Beth will have a price for the Professional surveyor services.
- Terry Patton will give the following information from Pete's Drilling and Well Services to prepare for the possibility of a drought:
  - 1.- Cost of making water well # 5 deeper
  - 2.- Cost of drilling a new water well in a new location
  - 3.- the cost of a new water storage tank
  - 4.- Pete's Drilling will be ask to look at the empty lots in Lake Francis State to see if any of them is suitable for a new water well and the possibility of LFMWC purchasing that lot.
  - 5.- Terry will make a chart of the water bed.

Brush clearing in the various lots. - Compose a letter to all land owners to clear the lots - for fire prevention.

#### Officers Election

The officers will remain as follows:

Jonathan Beth President

Patrice Alshut Treasurer Secretary

Terry Patton Water Manager

Vote

Yes

Motion Pass

Meeting adjourn 3pm

List of tasks and the person in charge of seeing it thru.

Patrice - will write a 'Shut the water' letter to David Brandu after coordination with Terry.

Send the Pets letter with next billing.

Jonathan Beth.- cost of professional surveyor  
place a lien on parcels 13 and 14.

Luan La Gatta.- Will contact Susan Smith to get all information regarding the change of status from for-profit to Non-profit and she will write a letter asking Assembly member Dan Logue to help us.

Terry Patton .- will get price from Pete's drilling for preparing for draught by making one well deeper, or digging a new well, getting a new storage tank, the possibility of drilling a new well in a new location.

Terry Patton .- will get information about seeking the assistance of a policemen to help deliver the water cut off letter to the Brandau's house. And get Pete's drilling to shut the water.

Stephen Fairman .- will check the county records to see if Carolyn Young is a lawful land owner in order to give and answer to Lorena Chaquico.



**Lake Francis Mutual Water Company  
Homeowners Meeting March 22, 2014**

**Minutes**

**To be approved at the May 10, 2014 Homeowners Meeting**

Meeting was held at 10789 Kenneth Ave and called to order 1:30 pm.

Present: Jonathan & Juliana Beth, John Romig, Stephen & Jeanne Fairman, Ron & Luan LaGatta, Terry & Susan Patton

Minutes approved from the April 6, 2013 meeting.

**Treasurer's Report as of February 28, 2014**

- ☐ Bank balance:

Operating:	\$15,674.72
Reserve:	\$10,026.17
Total:	\$25,700.89
Interest Y-T D:	\$ 1.62
- ☐ Aging report: \$6,135.00.
- ☐ Lien filed on Lot #10
- ☐ 3 notices sent to owner of lots #14,15, no communication
- ☐ Request to revise title holder on lots #45, 46
- ☐ \$425.00 paid 1/1/14, Annual Fee to Peters Drilling
- ☐ \$325.00 paid 3/11/14 Preparers Fee to Perseo Moschovas filing 2013 Federal State Taxes
- ☐ \$800.00 paid 3/11/14 Filing Fee Franchise Tax Board 2014 100ES

**Water Managers Report:**

- ☐ No contaminants were found in the water testing from Peter's Drilling from May, 2013 through March, 2014.
- ☐ Water bottles distributed to take samples for lead and copper testing 8/25 - 9/2/13. Results received 3/19/14 indicated high iron, spoke to Peter's Drilling "within the range, not to worry."
- ☐ Spoke with Peters Drilling on the drought contingency plan, - three options available:
  - Drill Well #5 deeper
  - Purchase bigger storage tank
  - Bring Well #3 back on line after chlorination and approval from county
- ☐ Completed Yuba County water survey.

**Unfinished Business:**

- ☐ Revising the By-laws: Ron LaGatta returned the bylaws explaining that he is unable to research steps to revise the by-laws due to his schedule to the By-laws  
Specific changes suggested:
  - Section 1 Place of Meetings: All meetings of the shareholders shall be held ~~at the office of the corporation in the State of California, as may be designated for that purpose from time to time by the Board of Directors.~~ residents homes or any other place in the Dobbins area.
  - Section 2 Annual Meetings: The annual meeting of the shareholders shall ~~be held on the 10th day of May in each year, if not a legal holiday and if a legal holiday, then on the next succeeding business day, at the hour of 8:00 o'clock PM.~~ have no restrictions on date and time at which time the shareholders shall elect by plurality vote a board of directors, consider reports of the affairs of the Corporation and transact such other business as my properly be brought before the meeting.
  - Section 4 Notice of Meetings: Notice of meetings, annual or special shall be given ~~in writing~~ by mail courier or email.
  - Section 7 Voting Rights: Cumulative Voting: Every shareholder entitled to vote shall be entitled to one ~~vote for each of said shares and have right to accumulate his votes~~ vote per lot.
- Also suggested to revise wording to include infrastructure of the Lake Francis Estates, roads, vegetation along roads, around water storage tanks, easement path to beach, allowance for safety signs, general care of the estates, for discussion at the May 10, 2014 meeting.
- ☐ Non-Profit Status: Jonathan Beth received a letter from politician Dan Logue stating that he is able to help navigate the bureaucracy of state government. Luan LaGatta volunteered to contact Susan Smith for information on her attempt to change the status from for-profit to non-profit and write Don Logue for assistance, for discussion and approval at the May 10, 2014. **M/S/C**
- ☐ Hook-Up Fee: For discussion at the May 10, 2014 meeting
- ☐ Knox Box Security Gate: For discussion at the May 10, 2014 meeting

New Business:

- ☐ Discussion on treasurers report:
  - Lien on Lot #10: Jonathan Beth read from Article IX of the By-Laws "the company shall have the right upon the failure of the shareholders to comply with any of the provisions of these by-laws, to immediately, or at any other time, refuse to, or cease to supply water to shareholders until such a time as the shareholders have complied with the provisions of these by-laws" Terry Patton to research steps required to shut-off water. Patty Alshuth to write "failure to comply" 30 day notice to owners, for discussion and approval at the May 10, 2014 meeting. **M/S/C**
  - Lots# 14, 15: Jonathan Beth to file mechanic lien. **M/S/C**
  - Request to change title holders: Stephen Fairman to check county records. **M/S/C**
- ☐ Discussion on the water managers report:
  - LFMWC is currently running on one well suggested that LFMWC try to activate a second well.
  - On-site water manager to research:
  - Research cost to deepen well #5
  - Research cost drill new well
  - Research cost of new water storage tank
  - Research empty lots in the estates for suitability for new well with the possibility of purchase by The Lake Francis Mutual Water Company, for discussion at the May 10, 2014 meeting. **M/S/C**
- Loose Dogs: Suggested that all dogs be on a leash or controlled by owners and that correspondence from [www.yubacity.net/animal-control/nuisance-animal.html](http://www.yubacity.net/animal-control/nuisance-animal.html) be included with next billing to all residents. **M/S/C**
- ☐ With no nominations on the floor, the officers agreed to another term. **M/S/C**
- ☐ Any other business to add:
  - Corey Patton to provide annual maintenance on the road sides and around the water tank, cost \$750.00. **M/S/C**
  - Removal of oak tree branches from entry road, cost \$100.00. **M/S/C**
  - Jonathan Beth brought up a property dispute problem and will contact surveyor regarding prices, for discussion at May 10, 2014 meeting
  - Discussion on lot maintenance, because Lake Francis Estates is located in a high risk area for fires the Lake Francis Mutual Water Company encourages board members to clear excess brush on their property

Date of next meeting: Saturday May 10, 2014, 11:00am hosted by Terry & Sue Patton 13882 Shirley Drive, Dobbins

Meeting adjourned 3:00 pm:  
Juliana Beth  
Recorder

**Contact Information:**

**President: Jonathan Beth** [jonbeth44@gmail.com](mailto:jonbeth44@gmail.com) 530-418-8575  
**Treasurer/Secretary: Patty Alshuth** [sptalshuth@comcast.net](mailto:sptalshuth@comcast.net) 707-769-7231  
**On-Site Water Manager: Terry Patton** [surfersue148@yahoo.com](mailto:surfersue148@yahoo.com) 530-692-1082

5/10/14

11:10 am President called meeting to order  
approve minutes as accepted  
Treasurer's Report

Water Manager's Report - how to clean well #3

By-laws - no activity - Ron, Jonathan & Mike & Steve  
to revise bylaws

Non-profit status - letter sent to assemblyman  
and letter needs 100% vote required to  
change status. Discussion to send letter  
requesting vote. Speak w/ attorney re fees -  
M/S/C Lorana to contact attorney/paralegal.

Hook-up Fee - Discussion on amount to  
charge, part of yearly fee, will there be  
enough funds to cover costs. Every water  
company charges a fee, once you build you  
are charged developed lot fee. Readdress  
fees? for developed lots only? Voluntary  
contribution? Can county take over roads?

Keep on agenda

Knock-Box Security Gate - \$100. - to \$1300 -  
put up gate - lock open until we decide  
to buy knock.

Motion - Install gate \$500 - M/S/C

Raising Chicken - CCR's

Marijuana Cultivation - CCR's say  
no commercial, sheriff has no authority -  
is it county or civil? Talk

Lot 10 - Failure to Comply - Hire a land  
and water attorney in order to shut  
off water, Per Peter's Drilling - force into  
court and foreclosure, Only Lawrence and

authority can shut off water. 7/11/14

M/S/C/P. Send letters certified to property owner and residents w/ copy of CCR notifying of pending action.

Street Parking - not an issue

Request to change title owners - filed w/ county, owner to provide legal docs

Property Disputes - responsibility of property owner. Civil matter. Non issue with

water company M/S/C to dismiss original motion

Drought Plan - Jodi w/ county - Censure for summer. LFMWC has never run out of water. #3 & #5 are on two separate entities. At Fryer & Shirley the lot is not part of LFMWC, purchase lot to dig drill new well.

Date of next mtg - 10/18/14

New Business - Fundraiser for Oct mtg -  
Archetorical Community -

Adjourned @ 1:30

**Lake Francis Mutual Water Company  
Homeowners Meeting  
Saturday, May 20, 2014  
At the home of: Terry & Susan Patton, 13882 Shirley Drive, Dobbins  
Time: 11:00am  
Potluck**

## **Agenda**

Sign in

Approve minutes from March 22, 2014 meeting

Treasurers Report

On-Site Water Managers Report

### **Old Business**

- ☐ Revising the By-laws
- ☐ Non Profit Status
- ☐ Hook-up Fee
- ☐ Knox Box Security Gate

### **New Business**

- ☐ Raising Chickens
- ☐ Marijuana Cultivation
- ☐ Street Parking
- ☐ Lot #10, Failure to Comply
- ☐ Request to Change Title Holders
- ☐ Property Disputes
- ☐ Drought Contingency Plan
- ☐ Date for Next Meeting
- ☐ Is there any Other Business to Add?



LAKE FRANCIS MUTUAL WATER COMPANY

BOARD OF DIRECTORS

**DATE:** 06/07/2014 **TIME:** 10:00AM

**PLACE:** 10789 Kenneth Ave., Dobbins, CA 95935

**TYPE OF MEETING:** EMERGENCY (Article II, Section 9)

**BOARD MEMBERS ATTENDING:** Jonathan Beth, President; Terry Patton, Water Manager.  
(Quorum - Article II, Section 12)

**OTHERS IN ATTENDANCE:** Stephen Fairman, Susan Patton, Mike Barret, Julianna Beth (partial attendance), Marlyss Berkan (partial attendance).

**ACTIONS:**

1) The Board elected Stephen Fairman as President to fill the vacancy created by the resignation of Jonathan Beth. Fairman's term will begin 07/01/14 and continue until the next Annual Shareholder's Meeting in May 2015. (Article II, Section 4)

2) The Board accepted the immediate resignation of Patty Alsthuth as Secty-Treas.  
(Article II, Section 4)

3) The Board elected Jonathan Beth as Secretary-Treasurer to fill the vacancy created by the resignation of Patty Alsthuth. His term will begin 07/01/14 and continue until the next Annual Shareholder's Meeting in May 2015. (Article II, Section 4)

4) The Board declined Patty Alsthuth's offer to continue to act as a paid Treasurer in a Non-Board role.

5) The Board accepted that Marlyss Berkan a local resident Bookkeeper will be hired to maintain the bookkeeping and record keeping of LFMWC as an Independent Contractor. She will work as an assistant to Jonathan under his and the Board's Supervision. As a non-resident she will have no voting power. We will provide her with a job description. Her role will begin on 07/01/14.  
(Article III, Section 1)

6) The Board voted to purchase a Laptop Computer, Printer (if needed), Scanner, Flash Drive's etc. for use by the Board or their Assistants to keep financial records take notes and store information electronically.

**MEETING ADJOURNED:** 12:30pm

**MINUTES TAKEN BY:** Stephen Fairman

# Lake Francis Mutual Water Company

## MINUTES OF BOARD OF DIRECTORS MEETING

Date: September 6, 2014

Time: 10:00AM

Location: 13898 Shirley Drive, Dobbins, CA

Called by: Board of Directors

To Order by: Stephen Fairman @ 10:06AM

### **I. Attendees**

1 Stephen Fairman - President	8
2 Jonathan Beth – Secty-Treasurer	9
3 Terry Patton – Water Manager	10
4 Marlyss Berkan – Bookkeeper	11
5 Michael & Sharon Barrett	12
6 Everett & Shirley Jorgenson	13
7	14

**Introduction of the Board and/or any new Shareholders or attendees.**

### **Brief explanation of SB240**

#### Meetings Minutes

*How does SB240 effect LFMWC; By-Laws need to be updated to reflect AB54 & SB240.*

*Suggestion on a new date for the Annual Shareholders Meeting is on the LFMWC website blog.*

*Date should be vague, such as the 1<sup>st</sup> Saturday in June. (as an example)*

*We are a Public Water Company - Not a private company.*

*The Board of Directors has the power to make the decisions needed to operate the water company.  
Shareholder's meetings are held to Vote for the Board of Directors.*



# Lake Francis Mutual Water Company

## II. Agenda Topics

1) Billing - Evaluate net terms, since we are billing in advance should they be net 90? Should there be late charges?

**Meeting Minutes:** *The suggestion to have due upon receipt and net 90 days.*

*Question how difficult is it to add late charges in the accounting system? Bookkeeping expenses are incurred for trying to collect late receivables. Motion to change Invoices to read, "due upon receipt, net 90 days". (discussion-vote-passed) Motion to assess a 10% late charge (currently \$15.00) to past due Invoices on the 91<sup>st</sup> day. (discussion-vote-passed) [NOTE: Effective for Invoices mailed on 10-1-2014 and due 12-31-2014]*

2) Liens - At what point do we file a lien? How much do we charge the customer for filing the lien? Can we charge interest on the Lien? Can we accumulate monthly late charges (if any) on the lien?

**Meeting Minutes:** *Motion to send a warning letter after 181 days past due, send final warning notice of lien placement after 271 days; this notice will include the actual Lien Filing Date, by law this must be mailed 20 days prior to the actual Lien Filing Date. The Lien amount shall include, actual water charges, assessed and accumulative late fees, interest plus a \$300.00 filing fee. (discussion-vote-passed)*

3) Landlords – We must be notify Landlords that they need to inform LFMWC of their renter's addresses, since they drink our water they need to be notified of water quality. They also need to know that they can attend Board Meetings.

**Meeting Minutes:** *Motion to Postpone until next Board Meeting.*

4) AB54 states that all Board members must attend "Board Member Training". The next Webinar is scheduled for 09/22/2014. The cost is \$99.00 per Board Member.

**Meeting Minutes:** *Motion to have these costs paid by LFMWC. (discussion-vote-passed)*

5) Joining the California Rural Water Association gives us access to valuable water management information and Vendor discounts – the cost is \$169.00 annually. This also gives us a discount of \$30 per Board Member on the Webinar listed above. Essentially only costing us 79.00 to join.

**Meeting Minutes:** *Motion to join CRW for 1 year. (discussion-vote-passed)*

# Lake Francis Mutual Water Company

6) Review of written bids for Sandblasting and Painting the existing water storage tanks. Evaluate cost of repairing tanks to cost of new tank(s).

**Meeting Minutes:** *Two bids were given for sand blasting and painting the existing water tanks. One bid was for \$11,850.00 and other bid was for \$7,500.00. There was a suggestion to hire a professional to check the integrity of the tanks prior to any tank maintenance. Ask Kevin Timms to find this professional. We will review these results from Kevin Timms in the next Board Meeting.*

7) Consideration of Shareholder's Meeting previously scheduled for October 2014; whether or not necessary in addition to Shareholder's Meeting to be scheduled for May 2015.

**Meeting Minutes:** *Motion to cancel the previous scheduled Shareholder meeting of October 18, 2014. Notice of this cancellation will be sent with the next Quarter invoices. (Discussion-Vote-Passed)*

8) Well(s) and water quality.

**Meeting Minutes:** *Kevin Timms is our new water D1 water operator. We are working on fine-tuning the installed timer on the float to help reduce our electric bills from the Well Pump. No further progress has been done to change our PG&E from Residential to Commercial. A gauge on Well #5 needs to be replaced, we are testing and working on cleaning up Well #4 to either augment Well #5 or be used as an "emergency" source of water. Well #5 water testing is bacteria free, it is noted that the Iron content in the water has been rising.*

**MEETING ADJOURNED: 12:35PM**

**BOARD OF DIRECTORS MET IN EXECUTIVE SESSION TO DISCUSS ACTION TO BE TAKEN ON DELEQUENT WATER PAYMENT(S).**



**DATE OF NEXT BOARD MEETING TENTATIVELY SCHEDULED FOR 11/08/2014;**

**NOTE: THIS DATE IS SUBJECT TO CHANGE! PLEASE CALL, EMAIL OR VERIFY ANY CHANGES AT THE LFMWC WEBSITE: [lfmwc.org](http://lfmwc.org)**

## **EMERGENCY BOARD MEETING**

09/24/2014 - Official Meeting Minutes followed by the Vote and Actions

This Emergency Board Meeting is being held by E-Mail. Immediate Actions were required in order to continue water service to all Customers of LFMWC.

On the evening of 09/22/2014 at approximately 7:45PM it was reported to Terry Patton that a branch had fallen and taken out the power line to the Company Wells. Upon inspection by Terry Patton and Stephen Fairman it was determined that a large oak tree had fallen across Ingersoll Drive near the main entrance to Lake Francis Estates. It had taken out the power line; PG&E was onsite and disconnected the "live" electrical line. PG&E notified Fairman that LFMWC would need to make repairs to the pole and clear the road before PG&E could return to connect the electricity. The Highway Patrol was onsite to alert traffic to the hazard. Highway Patrol informed us that Ingersoll Drive is a "private road", therefore the County would not respond to cut the tree or clear the road.

Terry Patton, Stephen Fairman and a non-resident, Paul Miller worked aprox. 3 hours that evening getting the tree cut and off the road. The following day the same 3 individuals worked from 8AM - 4PM clearing the brush, cutting and removing the wood from Ingersoll Drive and making the appropriate repairs to the meter pole which was our responsibility.

Attached photos were taken on the morning of 09/23/14, after Ingersoll Drive had been made passable.

(photos are available at lfmwc.org)

The work performed by the 2 Board Members is over and above the description and requirement of their position. The work performed by the 3rd party was volunteer, however, the alternative was to call a Tree Cutting Service for an "emergency" visit and an electrician or handy man to fix the meter pole. Either or both of these would result in a very high cost to LFMWC. Approximately 24 hours after the call was received, all work was completed, power was restored and no customer reported any loss of water or water pressure. Therefore,

"Motion that in consideration of their immediate response, use of home tools, gasoline, and tireless effort to keep the water flowing to all Customers; LFMWC issues to: Terry Patton, Stephen Fairman & Paul Miller the sum of \$250.00 each as a nominal compensation for this "Emergency" project."

By E-Mail Response:

Stephen Fairman - Votes YES

Jonathan Beth - Votes YES

Terry Patton - Votes YES

Supporting Votes of YES by Witnesses: Susan Patton, Julianna Beth, Jeanne Fairman

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*The Board welcomes other Homeowners & Shareholders to submit their name and phone number to the Water Manager - Terry Patton, to be called upon for "Emergency" projects. 530-692-1082*

Thanks,

Stephen Fairman,

LFMWC President