

# Minutes: Lake Canyon Mutual Water Co. Board Meeting

Tuesday, February 18, 2020 7:00 p.m. Water Filtration Plant, 19605 Manzanita Dr., Los Gatos CA

[lakecanyonmwc@gmail.com](mailto:lakecanyonmwc@gmail.com) <http://www.lakecanyon.com> 408-834-7745 (message)

PUBLIC FORUM: Any member of the public may address and ask questions of the Board relating to any matter within the Board's jurisdiction, if the matter is not on the agenda or pending before the Board.

**Call to Order / Start Conference Call for remote meeting access: 7:00p.m.**

**Call-In #: (844) 801-6666** Access Code: 987178#

**Roll Call:** Mindi Porebski, Rebecca Cabral, Susan Ady, Jim DiZoglio

Also in attendance: Phil Abel, Barbara Abel

Attending Via Phone: Bud Everts, Casey Farrand

Rebecca calls meeting to order at 7:15pm

## FINANCIAL REPORTS

Question on Robert Lee & Associates tax return costs

Scurich Insurance Services is an annual cost, went up this year

\$507.50 wages are for non-water operator wages

Gusto tax lines in Wells Fargo account should be only 2 lines next month

For next time: to get a new wage account for non-water operator wages, and ensure Gusto tax lines are minimized

Mindi makes a motion to approve the financials. Susan seconds. Passes 4-0

## REPORTS: WATER, STAFF, PROJECT, MAINTENANCE

Daily water usage, per household per day:

- **Jan 2020:** 116 gallons per household per day (skewed by leak on Madrone)
- **Dec 2019:** 100 gallons per household per day

Spring Flow:

- **100%** of community usage

### Maintenance (water):

**Completed:** Overload switch: installed, no charge

Cleaned Y trap

Leaves blown

**To do:** Pruning

### Maintenance (roads):

**Completed:** Leaves blown, swales cleaned, some trimming at front of canyon

**To do:** Mirrors, Beardsley concrete, railroad tie repairs, exercise the turbine pump, rebuild part

Note we used to donate to fire safe council, as they do brush clearing, we do not any longer

## Communication and Correspondence

Request for water leak adjustment: Abbott, 19441 Madrone Ct

- Above normal usage by 35,000-36,000 gallons
  - Total bill was \$897.40, of which water was \$717.40
  - Normally water would be \$28 per month, this leak made it \$717.40
  - So the calculated 50% credit would be \$344.70

Board reviewed the request and leak adjustment policy guidelines

Mindi motions to approve \$344.70 credit, Jim seconds. Approved 3-0

Video shared from Charlie Mosher regarding Laurel curve, this is the video viewed in the last meeting

Mail: late payments due to post office misrouting

- Removed late fees, resent invoices

Information on Comcast from Phil: Comcast is planning to bring internet down to Laurel and branch off along Beardsley from there, and there will be the option for our residents to get it. It is primarily because Montevina is also asking for it now, and there is a pole from Montevina to Beardsley. He heard this from a subcontractor on his property. Casey to add Jim and email back to our contacts on this.

## **Business**

1. Unimproved lot charges
  - a. Identified several unimproved lots on Upper Beardsley, still working on lower and Laurel
  - b. Current total 6 unimproved lots: 5 lots below 19350 Beardsley and one on Laurel
  - c. State the policy and that it has come to our attention these lots are not paying the fee for unimproved lots and billing will begin immediately
  - d. Two other unimproved lots have been paying since 2001, one since 2006
2. How to keep cars from parking where it obstructs view at Canyon entrance
  - a. Community email drafted to explain the new change, remind people of visibility challenges and to park with this in mind
3. Laurel curve safety improvement project
  - a. New video to be sent for review
  - b. Email to community to remind them of etiquette for large deliveries, construction
4. Plan for Lake Canyon shed update at community park: defer to next meeting
5. Meter reading dates: Feb 23, March 22, April 26, May TBD but Spring meeting potentially May 16th afternoon

## **Possible Future Topics:**

**Review and approve today's meeting minutes:** Jim motions to approve the meeting minutes. Mindi seconds. Approve 3-0

## **Create next meeting agenda items:**

1. Update on unimproved lot charges
2. Laurel Curve safety improvement project
3. Plan for Lake Canyon shed update
4. Hardship policy, including leak adjustments
5. Capital Improvement plan & rate study
6. Earthquake and fire emergency evacuation plan

## **Adjourn**

Rebecca ends the meeting at 9:17pm