

## **OTEMWC Board of Directors Meeting Minutes**

**Date:** March 19, 2025

**Time:** 4:30 PM

**Location:** Home of Director Nancy Eckhous

The meeting was called to order at 4:30 PM by Nancy Eckhous. Board members present: Nancy Eckhous, Eric Lane, Jade Stevenson, and Dennis Jorgensen. Watermaster Paul Matsukas was also in attendance. Shareholders Cindy Fratto and Frank from Lot 20 were present.

### **Approval of Previous Meeting Minutes:**

The minutes from the January 22, 2025, meeting were reviewed individually by board members and approved without amendments.

### **Treasurer's Report:**

Nancy summarized the Profit & Loss statements provided by C&D Accountants (newly appointed)

Key points discussed:

- Budget numbers and actual operating income before reserve expenses should be included in the report before the May 17, 2025, Annual Meeting.
- Financial statements should be easily readable while containing all necessary figures.
- Accountant charges appeared to be missing.
- The new billing rate for water services was not applied and needs to be adjusted in the next billing cycle.
- No aging issues were reported.
- The significant increase in water usage compared to last year was attributed to the lack of rainfall this season.

### **Watermaster's Report:**

a. Status of tests and repairs – see attached report for details.

b. **Water Agreement with Woodstock Ranch:** Paul will explore the feasibility of establishing a reciprocal water agreement with Woodstock Ranch for emergency use. Additionally, Paul will contact Bobby Alexander to coordinate an emergency generator on call.

c. **Lot 54 Leak:** After an extensive and complex effort, the leak has been successfully resolved.

### **Old Business:**

a. **Solar Project:** Moved to the executive session.

b. **Emergency Alert Systems:** Jade provided an updated emergency contact list for directors to include in their BOD Manual. An electronic version will be distributed to directors and watermasters. Research on county alert systems and HOA-specific communication strategies was shared. Shareholders will be encouraged to sign up for the Nixle alert system for real-time emergency notifications from Santa Barbara County. OTEMWC will continue using email notifications.

c. **Private Wells:** HOA bylaw changes will require owners to obtain OTEMWC approval for private wells. The board must establish a policy, and Paul provided a document outlining Woodstock Ranch's requirements for private wells.

### **Lot 20 Well Discussion:**

Shareholders from Lot 20 inquired about restoring an old, currently inactive well on their property for irrigation, livestock, and potential resale value. Key discussion points:

- Ensuring water safety within the OTEMWC system, including the aquifer and backflow protection.
- The well would be grandfathered in, but the board must establish policies on reestablishment with appropriate water safety conditions.
- Potential impact if multiple owners seek to establish new wells, particularly regarding water supply during droughts or potential revenue loss from decreased OTEMWC water usage.
- Given the high cost of drilling and maintaining a private well, the likelihood of owners installing new wells is low. No shareholders have requested to drill new wells.
- The board will take time to develop a comprehensive policy addressing both existing and potential new wells.

### **New Business:**

#### **Annual Meeting – May 17, 2025**

- Nancy expressed hope that all current board members would run for re-election. No board member indicated they would not run, but updates to bios will be made as necessary.
  - a. **Nominations and Elections:** Jade will coordinate with Mike Rhodes to prepare and distribute nomination requests, ballots, and invitations for the Annual Meeting.

The meeting adjourned to the executive session at 6:01 PM.

**Respectfully Submitted,**  
Jade Stevenson, Secretary