

**OTEMWC Board of Directors Meeting**  
**March 29, 2023**

This meeting was held at the home of George Silva. George called the meeting to order at approximately 4:45 PM. Board members participating: Hank Cook, Nancy Eckhous, Dennis Jorgensen, Mike Rhodes and George Silva. Dave Mexico also participated.

**Meeting Minutes** Minutes for the board meeting of February 9, 2023 were approved once a few edits were made. February 8, 2023 minutes were not available for review, these will be reviewed April 26<sup>th</sup>.

**Treasurer's Report** Nancy provided a statement of income and expenditures as of February 28, 2023.

Montecito Bank checking:	122,725.24	Budget Allocation:	Operating Fund	20,000.00
Montecito CD's	<u>241,703.52</u>		Reserve Fund	<u>344,428.76</u>
Total Bank Balances:	\$364,428.76		Total:	\$364,428.76

Nancy reported that total cash collected is running \$7,140 unfavorable due to our recent rains and resulting reduced water usage. Fortunately, this budget shortfall is matched by a corresponding reduction to electricity expense. Our reserve expense is only \$1,000 against a budget of \$18,721 though substantial expense is anticipated over the next several weeks. Not surprising, water usage is running 58% less than this time last year. Our A/R Aging summary is unremarkable with one lot running 61-90 days in arrears. Nancy distributed a "Underground Service Alert" document. As a California Rural Water Association member OTEMWC is required to complete the information requested and comply with guidelines related to any excavation undertaken by the company. David provided the information requested and will return the document.

George reminded the board that our Reserve Study should be updated by the end of October. In this manner we can account for expense related to the solar project and have data needed to prepare our 2024 budget. Nancy will contact Chris Andrews of Stone Mountain to have this scheduled. We also examined a proposed insurance policy recommended by the California Rural Water Risk Management Authority. The annual premium is \$2,806 but does not cover our generator. Coverage for the generator will be added. The board approved this expense.

**Watermaster's Report** Dave reported on system status from 19Jan2023 through 29Mar2023. All bacteria tests have passed. Monthly tests results for standing water level (SWL) and pumping water level (PWL) have been sent to the state SAFER site. The 2022 CCR's have been distributed to all shareholders. (1/19) Well 7 comprehensive chemical (arsenic, chromium, general minerals, physical and inorganic) samples were taken and tested OK. (2/1) Wells, meters, valves and back-flow sites have been sprayed to reduce weed growth. (2/13) Service leak at Lot39, replaced service line with HPPE plastic. (3/15) 2022 EAR sent to state as required. (3/21) Leak at hydrant near 2940 Long Canyon inspected, will likely need a new hydrant and saddle tee connection. Repair to be underway once rain stops.

**Old Business** Dennis led a review of our Restated By-Laws in detail. After a few edits making the By-Laws more practical and reflective of common practice, Nancy advanced the motion to approve the updates, this was seconded by Hank and approved by the board unanimously.

**New Business** The board discussed a letter received from Kimball Chatfield, a neighbor adjacent to the planned solar array. Mike was asked to send a response summarizing our solar project status including details regarding the location selected for the solar panels. Status of the cistern access road was also discussed. It was determined that maintenance for the access road is scheduled for every 12 years. In 6 years, the road is due for maintenance and likely chip-seal. Mike to alert Laurie Donovan regarding this matter.

The annual shareholder's meeting is scheduled for May 20<sup>th</sup> at St. Mark's from 10-noon. Mike is to contact the HOA to see if they are interested in holding their meeting following ours. Mike will prepare notifications for the meeting (candidate CVs, ballots, agenda, etc). A planning meeting for the annual meeting will held April 26<sup>th</sup>.

The meeting adjourned at 6:00PM.

Respectfully submitted,  
Mike Rhodes, Secretary