

## OTEMWC Board of Directors Meeting

June 7, 2023

This meeting was held at the home of Greg Kniss. The directors started the meeting at approximately 5:08 PM. All board members participated: Nancy Eckhous, Dennis Jorgensen, Greg Kniss, Eric Lane, and Mike Rhodes. Dave Mexico, our Watermaster, also participated.

**Officer Elections** The board briefly discussed roles and responsibilities for the 2023-2024 administration. The board unanimously voted to approve Nancy Eckhous as President, Greg Kniss as Treasurer and Mike Rhodes as Secretary. Nancy alerted the board that each director has 6 months to take on-line training compliant with AB54 and AB240 for directors of California water boards. Training completed is valid for 6 years. There is an on-line session available 8June2023, another in November.

**Meeting Minutes** Minutes for the board meeting of April 26, 2023 were reviewed and approved.

**Treasurer's Report** Nancy provided a statement of income and expenditures as of April 30, 2023.

Montecito Bank checking:	115,825.43	Budget Allocation:	Operating Fund	20,000.00
Montecito CD's	<u>241,801.20</u>		Reserve Fund	<u>337,626.63</u>
Total Bank Balances:	\$357,626.63		Total:	\$357,626.63

Nancy noted that total cash collected for year-to-date is nearly \$10,000 unfavorable against budget but this corresponds to a ~60% reduction in water usage to date (essentially our only source of revenue). On balance this is a positive circumstance. We are running \$25,632 favorable in total operation expense against budget. Our reserve expense to date is \$21,672 favorable resulting in a reserve positive balance of \$37,620. The A/R Aging summary reports no issues of consequence.

### Watermaster's Report

Dave reported that all Bacti tests have passed during the period 3/29-6/7. The generator is now operable as of May 9. The permit application for the generator's operation has been submitted to the state. The generator's battery is now isolated to preserve it's power. Our primary well, Well #7, is now undergoing repairs; the motor must be replaced and Well #7's pipe perforation section needs to be cleaned using an algaecide. Well #6 has stepped-in to fill our cisterns as this work is underway. Monthly tests results for standing water level (SWL) and pumping water level (PWL) have been sent to the state SAFER site.

### Old Business

Generator: Dennis recommends that we fence the new generator. Dave will price new fencing to do so.

Solar Project: The board will speak with a neighbor adjacent to the planned solar array, Mr Chatfield. A delegation, Nancy, Eric and Dennis, will meet with Mr. Chatfield. The group will first contact Solarponics to determine possible solutions to address Mr. Chatfield's concerns. In a related item, the board will contact Russ Long, the OTEMWC shareholder who is providing the land for the solar array. The board has agreed to authorize Mr. Long to draft a lease agreement for the use of his land once approval is secured from PG&E for our solar project. Legal expense for the lease agreement is not to exceed \$10,000 and will be reviewed by the board.

On-going water leak: Lot 57 has had a continuous leak of 30-60 gal/hr in excess of 2 years. The board has considered the following policy:

Any shareholder having a continuous leak in excess of 30 gal/hr and is unresponsive to its repair for 2 billing periods will be charged an additional \$300 per billing period from the onset of the leak until it is repaired.

**New Business** Board meetings for 2023-2024: July 19 (Nancy), September 20 (Mike), November 29 (Eric), January 17 (Dennis), March 20 (Greg). Annual Meeting: May 18, 2024.

The meeting adjourned at 5:35PM.

Respectfully submitted,  
Mike Rhodes, Secretary