

OTEMWC Board of Directors Meeting Minutes March 16, 2022

The meeting was held at the home of George and Marian Silva, 3000 Woodstock Dr. George Silva called the meeting to order at 4:40PM. Board members participating: Hank Cook, Nancy Eckhous, Dennis Jorgensen, Mike Rhodes and George Silva. David Mexico, the OTEMWC Watermaster, also participated.

Meeting Minutes

Minutes for the board meeting of January 19, 2022 were reviewed. Minutes were approved after two edits were made.

Treasurer' Report

Nancy provided a statement of income and expenditures for year-end December 31, 2021.

First Bank checking:	151,010.33	Budget Allocation:	Operating Fund	20,000.00
First Bank CD's	<u>131,302.32</u>		Reserve Fund	<u>262,312.65</u>
Total Bank Balances:	\$282,312.65		Total:	\$282,312.65

Nancy reported that actual versus budget for both operating (+\$12,618) and reserve (+\$18,214) expenditures are very favorable. Water usage is up 25% compared to the same period last year. Revenue therefore will be positively impacted in the next billing period. Only a few shareholders were high volume water users reaching Tier 4 of the new five tier water rate. There is no overdue account in the A/R Aging summary of consequence. Lot26 is compliant to a mutually agreed resolution plan. Nancy alerted the board that the state requires a back-up power supply for our water system to be in place by 2024. In addition, we are to have a back-up water supply by 2027. Our efforts to resolve issues with our back-up power supply (generator) continue (see below). Dave reported that a long standing agreement with Woodstock HOA identifies them as our back-up water supplier. A third state requirement regarding water use monitoring is satisfied by our recent installation of ultrasonic, web-enabled, shareholder meters.

Watermaster Report

Dave provided a summary of several routine maintenance and service activities since our last meeting.

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| (1/24) All Bacti tests have passed | (1/27) The Well#7 nitrate testing, for 2021, has passed. |
| (1/31) Nitrate tests were also conducted for wells #2, #5 and #6. All passed. | |
| (2/2) Weed control sprays were undertaken for all cisterns, meters, backflow valves and hydrants | |
| (2/8) Bacti tests passed. | (2/11) Removed generator batteries for charging |
| (3/3) March Bacti tests conducted, all passed. | (3/8) Generator batteries re-installed |

Old Business

Hank reported that the California Air Quality Control Board is unlikely able to assist us in the recovery of our generator purchase expense. Hank suggested that our best recourse at this point is to work with the consulting attorney used by Woodstock HOA. They found themselves in a similar circumstance. Hank will continue to pursue a solution. It was also determined that a used "Tier 3" generator would be the most cost effective solution as a back-up power source. A few quotes for a back-up generator, compliant with CAQCB, were briefly reviewed but any action by the board would not take place until a few final, current, quotes could be assembled. Our effort to install solar panels to reduce electricity expense is stalled. Once a site can be identified for the panels (room for some 300+ panels is needed), an RFP from solar vendors could then be issued.

New Business

George has arranged for the Annual shareholder's meeting for May 14th at Saint Mark's in Los Olivos. Mike is to outline our calendar of events leading up to the meeting to include distribution of the Newsletter, Annual Meeting announcement, and voting ballots for Directors.

Adjournment

There being no further business to come before the board, the meeting adjourned at 5:30PM

Respectfully submitted,
Mike Rhodes, Secretary