

Lake Francis Mutual Water Company



Annual LFMWC Members Meeting Agenda August 5, 2023 at 11am

Facilitator:	Anna Romano	Minutes Recorder:	Rooja Mohassessy
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Member Participation: Opportunity to address the Board on items, both agendaed and unagendaed, will be provided at the Open Session forum of the meeting, with the exception of Action Items requiring a vote. All Members will be given the same time allotment.

Meeting in session at 11:05

Adjourned at 12:35

Roll Call

Present: Anna Romano , Ethel See-Winchell , Lisa Thompson , Rooja Mohassessy

Terry and Sue Patton, Paul Winchell, Mike Thompson, Giovanni Busco, Jonathan and Julian Beth, Jon Kaminsky, KateTucker, Andy Vasquez and spouse,

Item 1: President and VP's Report

- California State Grant - At final stages of approval. Schedule of release of funds and details will be presented by Jon Kaminsky of *Coleman Engineering* at close of meeting.
The Board has been working on this grant for 3 years. *Coleman Engineering* was engaged in the second year. 1m dollars allotted to design; the dollar amount allotted to construction will be determined in the near future. The president and VP have been meeting regularly with the State. This time next year funds for the design will be released.
- Conservation Easement with [Bear Yuba Land Trust](#) and/or Yuba Water Agency- President and VP met in person with BYLT— a nonprofit organization for land conservation. Discussed BYLT's interest in Mr. Wilkinson's 85 acres which pose a fire threat to Lake Francis Estates. The land is home to a variety of wildlife. In case BYLT takes ownership of the land they agree to create a fuel break easement around the community and ensure no further development on the acreage. Yuba Water Agency may also be interested in the land. YWA is clearing land at an unprecedented rate. Clearing of 275K acres is currently planned.
- The need for a water tender inside the Estate:
 - With one egress, the Estate is a firetrap. In case of fire, firefighters will not enter the Estate. A fire tender will lower insurance rates and allow residents to fight fires. In case of an emergency, exit through Lucero's property.
- Application for various grants - Flood, Fire, Septic to Sewer Survey
 - Septic to Sewer long term project. The Board obtained a grant for a preliminary survey. A team of engineers from Columbia University visited the Estate in order to prepare a survey to determine the needs of the community.
 - The Board's application to Calfire last year was not approved. The Board will try again.

- This year the Board applied for California grants and flood control grants through YWA.
 - Andy Vasques suggested applying for the Bill Shaw grant.
 - YWA declined our grant for flooding and a back-up generator but the Board plans to try again.
 - The Board has applied for a grant to clear 35 acres in the front and back of the subdivision. We will hear back in August.
- Annual Subdivision road, well, pump, and entrance fire clearing—new contractor hired with a more reasonable rate. Got the work done much faster.
 - Major Repairs - flooding, pump, pipe leaks. 7K spent on repairs last year. This expense should diminish once the infrastructure is upgraded.
 - Annual Financial Report
 - Accrual basis. A minimal increase in the annual water fee may be necessary, but the Board will wait until the new system is implemented.
 - Company's 2022 income: 20k.
 - Our financial situation will be better once the new system is in place. Currently each small repair is several thousand dollars.

Item 2: Secretary's Report

- Member Share Certificates mailed out last year. New owners will receive their certificate. (Check policy for certificate transfer fee) New customer setup fee \$50.
- Member Contact Information Confidentiality Survey to be conducted via Election Runner - Members can decide if they wish to share their personal contact information with other members. The Secretary will set up the survey on Election Runner.
- Website Update and Information about processing payments online.
 - The Board plans to implement a Quickbooks feature to receive online payments. If that does not work the Secretary will research a secondary system but will need to check on the cost.
- Robocall used for emergency situations. If you are not receiving messages, contact avp@lakefrancisstates.org.

Firewise- AVP/Sec

- Renewal of FireWise Certification - APPROVED FOR 2023!
 - As a community, we spent many more hours and funds than required to renew and maintain our FireWise status.
 - More members receiving their fire mitigation visits.
 - Several applied and received 50% reimbursement on home-hardening expenses
 - Many received a discount on their fire insurance.
 - Contact avp@lakefrancisstates.org for information on the FireWise program.
 - Please document all your home-hardening efforts by recording the hours and the dollar amount spent. Please take before and after photos and share with avp@lakefrancisstates.org. Home-hardening efforts include clearing, debris removal, installing gutter guards, vent meshes, tree removal, etc.

Item 3: Treasurer's Report

- Billing Changed to Calendar Year
 - Fiscal year reverted back to calendar year—Jan to Dec. This year's invoice will exceptionally be from April to Dec.
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- Payment Link on the website – see above.

Item 4: Water Manager's Report

- 2022 Consumer Report
- Monthly Reports are available online.
- Wells 4 and 5 not blended as power circuit tripped on well 4, causing an above normal reading on the arsenic level. As advised by the County's Environmental Health Department Cranmer Engineering will install an alarm on well 4. The Water Manager currently checks well 4 every other day until the alarm is installed.
 - On Monday, Aug 8th water will be tested again. The arsenic level is low enough to be considered insignificant. The water is potable.
- We have received a quote from Tim Springsteen Construction for a backup generator
- Fixed a crack pipe. An all day job but water supply was interrupted for only two hours
- New contractor for weedeating is great. Very fair price and fast job.

Item 5: ACC to preside this segment for group discussion

- Call a meeting regarding undeveloped lots that need clearing. ACC to take photos and AVP will send a notice request to clear lots.
- Beach
 - Too many boats left at the beach. Small beach, too cluttered. Discuss the number of boats per household and limit the length of time boats can be left at the beach. Clean up trash. Signage?
 - New Table. Collect donations toward the table.

Guest Speakers:

- Coleman Engineering - update on the State grant from Jon Kaminsky, the project manager.
 - State working through the application. Some compromise was needed to meet the State's budget. The application was edited as needed. The pacing is as expected. In a year, the state-approved funding for planning and design is expected to come in. Construction expected to begin in two years.
 - Coleman applied for the job last year and the Board chose them.
 - The grant includes: New distribution pipelines, a new well, new tanks, SCADA—a digital communication system, a fire hydrant, and a backup generator (if we get it through another grant we can put the money toward something else). Jon is in contact with RCAC, the State, and the Board.
 - State will take care of the CEQA
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Open Session:

- Mike Thompson: Three years ago we discovered the infrastructure was failing. The future looked bleak. This Board has set up the organizational structures to apply for and receive grants, build infrastructure, and make changes happen. Great teamwork. They are to be congratulated.
- Andy Vasques congratulated the Board on its success.
- Jon Beth: How many members are not paying water fees? Board's response: 2 or 3. Most members are on auto-pay. Members who have defaulted on payments will receive warning letters, be given sufficient time to settle their bills, and will be charged late fees. Liens will be placed on properties with outstanding bills.