

PALOMINO LAKES MUTUAL WATER COMPANY

POST OFFICE BOX 687 CLOVERDALE, CALIFORNIA 95425

MINUTES OF PLMWC BOARD OF DIRECTORS MEETING
October 6, 2014, 6:30 PM—131 E 1ST STREET, CLOVERDALE CA 95425

A. The meeting was called to order at 6:32 PM

Directors present: Doug Chamberlin, President; Jan Tolbert, Vice President; Janet Vail, Secretary/Treasurer

Four to six homeowners were present—the number varied over the course of the meeting.

B. Secretary's Report and Treasurer's Report

a. Before the Secretary's Report, President Chamberlin noted that we have asked Rick Corriea to continue in his consulting role for the month of October.

b. **Financial Report:** Janet Vail distributed the latest weekly report and accounts receivable report. Once again, there are no delinquencies, in fact we have a positive balance in accounts receivable.

C. Old Business

- a. Well construction: President Chamberlin gave a report on the status of the new well:
- The treatment building is going "swimmingly," pipes trenches and slab all good
 - The well cap has been removed, electrical is in
 - Trinchero, Brelje and Race, and PG&E met and have determined a mutually acceptable location for the power pole and its guywires
 - The control submittal has been approved
 - A revised schedule has been requested
 - Budget is on track; there has been one change order, but it can be easily covered by our contingency fund
- b. Drought: No news from the State, which all agreed is good news. There was no meter reading this month, as everyone ran out of time. The members have all cut water usage since the voluntary conservation measures were instituted at the beginning of the year.

D. New Business

- a. **Loan Resolution Documents Approval.** President Chamberlin made a motion that the Board sign the loan resolution documents. V.P., Jan Tolbert seconded, all voted in favor. There was a discussion about the Treasurer's responsibilities regarding the reserve money for the loans, and whether it can be added to the existing reserve account or whether it should be put in a separate new reserve account. Secretary/Treasurer Vail will clarify with Quinn Donovan.
- b. **Loan Closing.** President Chamberlin made a motion that the Board of Directors be allowed to sign the loan closing documents. Secretary Vail seconded; all voted in favor.
- c. The board then proceeded to sign and date the Loan Resolution Documents.

E. Other

- a. Rick Corriea mentioned that the state is offering free AB54 classes—Secretary Vail to take advantage of this offer, as she does need to take the class.

b. President Chamberlin has tasked Rick Corriea with drafting language for the CCRs allowing private wells in the community, with certain restrictions. The draft will be reviewed by the board, then our attorney, then sent to the Palomino Lakes Homeowner's Association for eventual inclusion in the CCRs.

c. One homeowner has contacted a well drilling company. Secretary Vail to reach out to the homeowner to discuss the community's concerns.

F. Business from the Floor

a. One homeowner asked for a clarification about the drought restrictions: the 275 gallon/household/day is a voluntary restriction, which the board instituted at the beginning of the year in anticipation of the drought restrictions from the state. 50 gallons/person/day is the mandatory restriction the State was proposing, but which has not been instituted.

b. We will have a combined PLMWC/Homeowners meeting some time in November to discuss private wells, and other community matters.

c. News on the summer bridge is that the earliest it might close this year is November 1, but it is likely to stay open later than that.

G. Adjournment The meeting was adjourned at 7:09 pm.

The NEXT BOARD MEETING is scheduled for October 30, 2014. 6:30 PM at Ruth McGowan's Brewpub, 131 E 1st Street, Cloverdale.