

ALMANOR HEIGHTS MUTUAL WATER COMPANY BOARD MEETING MINUTES

Tuesday July 14, 2026

Zoom meeting

Board members present on Zoom : Tom Garcia, John Fourcroy, Dan Bay & Michelle Brazil

Board members absent: Rick Cole

The meeting was requested by Tom Garcia and called to order by Tom at 7:00 PM

Tom Garcia informed us that he is requesting bids from the following five contractors to replace our water line and to install additional water tank. Two separate bids are being requested, one which follows the requirements for State Water Control Board financing (see below). Bids need to be received by august 5th. We will require a performance bond prior to work being started.

Dru Wolf, Hardcore Construction Inc.
Travis Broussard, All Phase Landscape
Casey Curtin, Consolidated Engineering
George Santos, Santos Excavating Inc.
MJ Shelton

We have a soft commitment for financing from Plumas Bank at 6% payable over 20 years. There is also a possibility we can obtain financing through the State Water Resources Control Board Revolving Loan Fund. (SWRCB) The interest rate is approximately 3% payable over 30 years. The application process is very difficult and would require work to be performed according to their requirements. It is estimated the construction bids will be approximately 30% higher if we choose this financing option. We will know more when bids are obtained.

Tom Garcia will forward email containing the application and specifics to obtaining financing through (SWRCB) to Dan Bay for review.

We agreed to hire NST for guidance during the bid and construction process at the rate of \$180.00 per hour.

Dan Bay agreed to contact Clint Tree service to see if the bid received last year to remove trees is still good.

We discussed the need to set aside reserve funds to pay the loan payment in the event of non or delinquent payment by shareholder.

We agreed to have a follow up meeting in two weeks.

With no other items to discuss the meeting was adjourned at 7:20.

Dan L Bay
Secretary