

ALMANOR HEIGHTS MUTUAL WATER COMPANY BOARD MEETING MINUTES

Sunday July 5 2026

Board members present: Tom Garcia, John Fourcroy, Rick Cole & Michelle Brazil
Board members absent: Dan Bay

The meeting called to order by Tom at 9:00 AM

There were 20 people in attendance representing 18 lots (1/3 of property owners)

Prior year minutes were read. Moved to pass-Terri Spiteri, second John Fourcroy

Vote for 2026-27 officers: Tom asked if any of the members in attendance would like to run for a board position. No one offered to run. All current board members will stay on and hold same positions.

Tom Garcia- President

Rick Cole - Vice President

Dan Bay- Secretary Treasurer

Michelle Brazil- Board member

John Fourcroy- Board member

Tom read the current financial report and noted that it is posted on website.
almanorheightswater.org

Old Business:

Stone Ridge Construction removed bats from pump house in November. The cost was \$750.00 with a 3 year warranty. Bats are back so Tom will reach out for a follow up visit.

Generator battery was dead Oct 2025. Ken Barron was called for a diagnosis and it was found to be the transfer switch. Old one was not able to sink with newer technology of the generator. A new transfer switch will be installed.

New Business:

All current board members took an AB54 online training required by the state.

New water service to be installed on Terrace Dr will begin paying \$450 as an improved lot.

Discussion on getting bids for new water system.

- We received a bid for \$50K to remove all trees along existing water lines.
- We received a bid for 750K from MK Shelton to install new 6" PVC water lines.
- It was asked if we should use schedule 80 vs 40 pipe. Tom will research.
- Plumas bank will loan up to 85% of cost at 7% interest over a 20 year period.
- There was talk of how the new water line might need to be adjusted to get to Ashley.
- It was suggested that we should get more bids from other companies (at least 3 bids). Tom asked for suggestions and will reach out and send plans to at least two additional companies.
- It was noted that the plans for new water lines and upgrades for our system were developed by NST Engineers in 2011. The water lines are almost 70 years old and will not last forever. If we continue to postpone the project it will only get more expensive.

Tom asked to have a vote by show of hands if the members present were in favor of the board moving forward researching costs, obtaining three bids, and secure financing (either private or through the State) within a 40 day timeline. The majority voted in favor.

An estimated cost and financing breakdown follows:

AHMWC New water line and system completion		
Construction costs		
MK Shelton waterline installation	\$755,420.00	
NST Engineers inspection	\$10,000.00	
Tree Removal	\$50,000.00	
Remove old tank	\$11,000.00	
Second Tank	\$70,000.00	
Booster Pump	\$10,000.00	
Estimated Total	\$906,420.00	
20 yr (7% int) Loan at 85% of Estimated total	\$770,457.00	
AHMWC members Share due May 2027 (15% of total)	\$135,963.00	
\$40,000 from savings applied to AHMWC Share	\$40,000.00	
Net due by members May 2027	\$95,963.00	
Special assesment per lot May 2027	\$1,777.09	
Adjust Annual Dues to \$350 from \$450 July 2027	\$350.00	
Total due May and July 2027	\$2,127.09	
20yr annual to repay loan and Maintain system	\$2,100.00	
(Includes loan repay at \$1800 and Maint at \$300)		

Note: all questions may be directed to info@almanorheightswater.org

Meeting adjourned 10:15 AM - moved by Blii Enzer, second by Karen Chelli

Minutes- Claire Cole and Tom Garcia