

ALMANOR HEIGHTS MUTUAL WATER COMPANY BOARD MEETING MINUTES

Thursday 10-13-26

7:00 PM

Zoom meeting

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

Board members absent: None

Additional owners on call – None

The meeting was requested by Tom Garcia and called to order by Tom at 7:05 PM

Tom stated that we have approximately \$100,000.00 in combined accounts.

The board discussed and approved the following;

Based on the opinion of Waterworks Engineers as to the possible remaining life of the existing pipe, the board agreed that rather than borrowing and upgrading the complete water system now, we will try to extend the life of our existing system for another 10 to 20 years.

Purchase an ultrasonic wall thickness gauge and monitor three to four locations on our existing pipe biannually. This will allow us to see if our existing pipe is corroding and how fast the wall thickness is degrading.

To begin removing trees that are too close to the existing water lines to reduce the possibility of a root breaking the existing pipe. Once trees have been removed each property owner will be responsible to keep new trees 5' away from existing water lines. We plan to remove 6 to 12 trees this winter and spring. Once we determine which trees to remove we will reach out to specific property owners by phone to clarify the timing that best fits the property owner's schedule.

We will adjust our annual dues to cover typical costs of operation (repairs, maintenance, utilities, etc) plus a capital improvement fee of \$1,000 per lot. The new annual fee will be \$1,400 per improved lot and \$1,075 per unimproved lot. Previously dues were \$450 improved and \$75 unimproved.

The capital improvement portion of the annual dues will be invested at the best available CD rates to grow and provide future cash for water infrastructure replacements. We will evaluate the necessity and amount of the capital improvement fee tri-annually. First payment of new dues and capital improvement fee noted above will be July 1, 2027.

Use of Almanor West Water District Staff for maintenance and repair of our system. It will cost \$80/hr for manual workers and \$145/hr for equipment operators. They will be repacking the valve stem (and installing an access box for taking wall thickness of the 4" steel pipe) behind the cemetery this week.

We will continue to review the possibility of grant funding.

The meeting concluded at 7:40