

ALMANOR HEIGHTS MUTUAL WATER COMPANY BOARD MEETING MINUTES

Thursday 9-30-26

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 – Bob Martin

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

Tom started with an overview of bids per attached spreadsheet. Including Tom's conversation with apparent low bidder, Hard Core Construction that he had on September 10th. Tom notified the contractor that all other contractors listed the number of service connections at approximately 40 as opposed to his count of 24. Apparent low bid contractor stated that he would like to add \$12,000 to his bid if there are 40 connections. He (contractor) also stated that he will try to bore portions of the project if possible. He said that if the project starts construction in May he would expect no more than a 5% increase in his bid.

Tom stated he included "Bid Request" Document that includes original email and RFIs (Request for Information) in the email to board members announcing this meeting. emails to contractors. Included pdf.

We paid NST Engineers \$540 for review of Bid Documents and construction bids.

Tom relayed his conversations with Water Works Engineers (Paradise Office). At the previous board meeting Dan Bay had suggested that we hire an engineering firm to review the status of our existing steel pipe. On August 26 Dan and Tom had a Teams meeting with Colleen Boak and one other staff engineer regarding our system. Later Dan dropped off a sample of our steel pipe at their Paradise office and we scheduled FGL to take a sample of our water and do a langelier index to determine corrosivity.

Email from Colleen Boak: Good morning Tom and Dan,

"Following up regarding the section of pipe you brought to our office in Paradise. We reviewed the condition of the pipe and noted some buildup and corrosion that has been occurring; however, the pipe has decent remaining wall thickness. Assuming this section is representative, pipe in this condition is not likely to be an immediate problem. Alongside our suggestion of testing the corrosivity of the water (which I understand has already been undertaken), it would be a valuable exercise to test the pipe wall thickness in several key locations throughout the pipe network on an interval and record the readings over time to monitor the rate of corrosion. Additionally, as we already discussed, it would be good practice to keep records of any issues/repairs going forward and an annual calculation of system leakage to the best of your ability. These pieces of data will paint a more holistic picture, allowing the District to monitor the situation while saving for future replacement of pipe. Let us know if you have any additional questions. You are more than welcome to pick up the section of pipe at our Paradise office at a time that is convenient for you.

Please let us know if we can be of any further help”

We then reviewed results from FGL water tests.

Bob Martin suggested we abandon the line that runs behind the homes between Scott Dr and Terrace and run a new line down Terrace for those homes on Terrace and use the existing line that runs on the west side of Scott Dr for all homes on Scott Dr. Currently the existing service connections feed to the back of the homes. This would eliminate the need to remove the trees that are between the streets, (behind the homes) but would require new service lines and additional trenching and landscaping repair costs for all those connections.

Based on the opinion of Water Works Engineers and the results of the FGL water tests we decided not to proceed with complete system installation and discussed the idea of increasing the annual billing to save funds specifically for future replacement. We reviewed various billing amounts and estimated future values. An additional \$1,000.00 per year per lot owner was discussed. We decided to give some thought to this and will have a follow up meeting to vote, but all board members seemed to be agreeable to this amount.

We discussed purchasing a \$2,000 ultrasonic wall thickness gauge and sample several locations semi annually. <https://www.defelsko.com/product-categories/ultrasonic-wall-thickness>. This would allow us to monitor and see how long our existing steel pipe will last and begin saving for future complete install (assuming a possible 15 to 30 year remaining steel pipe life). Rick Cole suggested looking into the cost of renting the device verses purchasing.

We discussed the need to remove trees within 5 feet of existing lines and monitor future tree growth.

Have American Leak Detection do a review of complete system for existing leaks.

The meeting concluded at 7:40