

**WYNOLA WATER DISTRICT  
BOARD OF DIRECTORS  
FOURTH FISCAL QUARTER MEETING MINUTES**

Saturday, April 19, 2003, 9:00 a.m.

THE MITCHELL RESIDENCE

1449 Springview Road

Santa Ysabel, CA

1. **Attendance:** President Ellis called the meeting to order at 9:09 a.m. Those attending were: George Ellis, President; Ray Mitchell, Vice President; Robert Gans, Secretary/Treasurer; Pete Miller and Ed Huffman, Directors, and Joyce Gans, Office Manager. Guests attending were; Charlie Woods, Adelle and Wayne Owens, Gene Myers and Ms. Ruzena.
2. **Approval of Agenda:** Director Gans requested combining items 3. a. and 3. b. and to add an item 3. c. to Review/Approve proposed 2003-2004 Budget. Ms. Gans requested the addition of item 3. d. for the purpose of updating signature cards at VIB for the District Checking account. Vice President Mitchell made a motion to accept the Agenda as corrected, seconded by Director Miller, the motion passed.
3. **Approval of 1-18-03 and 2-01-03 Meeting Minutes:** The minutes were approved by unanimous vote.
4. **Treasurer's Report:** Secretary/Treasurer Gans went through this quarter's Financial Statement. There was discussion about the budget of \$40,000 for a new well that had been deferred to this quarter and if it should be deferred to next quarter. It was finally decided that this Well would probably not be in until the next Fiscal Year. It was agreed that this item should be moved forward to next quarter. Director Gans requested permission to adjust the actual ending and actual beginning balances when he does a final pass at the Proposed Budget at the end of this quarter. President Ellis agreed to this plan with the request that Director Gans come to the Board if there are any huge differences in these balances. Director Gans made a motion to accept the Financial Report as read, seconded by Director Miller, the motion passed. Director Gans made a motion to accept the Proposed FY 2003-2004 Budget as presented, seconded by Director Miller the motion passed. Director Gans then went on to explain the District Financial Position and the placement of District Funds. He stated that as a financial person he would be much more comfortable if the cash reserves were \$200,000. The CD's have been arranged on a 3-month cycle so that there is always cash availability if an emergency arises.

Ms. Gans stated that in order to change the signatures on the account at Valley Independent Bank the Board would need to designate who the signatures would be so this could be spelled out in the minutes. Currently they are, George Ellis, Pete Miller, Joyce Gans, and Bob Franke. Since Mr. Franke is no longer a member of this board it was decided that his name would be removed and that Ray Mitchell will be added to the list of potential signers on the account. Director Gans made a motion to accept this change in names for check signing, seconded by Director Miller, the motion passed.

5. **Director Reports:** President Ellis requested to defer his report to Old Business where most of the items for his report are listed.

Gene Myers mentioned that he has two fire pumps and hoses that are available for district use.

Vice President Mitchell presented this quarter's Water Operation Report. Vice President Mitchell stated that the meter and fire hose attachment that had been installed on the WWD fire hydrant between lots 51 and 50 had been removed and that the Water Operations policy will no longer allow this type of hookup, it is no longer permitted to use District water for construction or for grading or soil compacting. Our annually required Nitrate test came back as None Detected. Vice President Mitchell met with officials of ACWA/JPIA to assess our Liability Risk Assessment. For the most part our District is doing very well, however, there are three minor items that need attention. Vice President Mitchell has already outlined the steps needed to fix these minor problems. Vice President Mitchell then gave an update on well #9 since the work to lower the pump has been completed. The well is producing at levels not seen since 1997. It is believed that it will be a major contributor to our system.

Mr. Franke handed out 2 visuals, one showing the correlation of rainfall compared to well production and the other on well supply vs. demand. All very interesting and helpful information. Thank you Mr. Franke.

President Ellis requested the Water Watchers look into the system that will allow us to check water levels at the bottom of each well. This capacity has been installed at well #9 and will be added to each well as they are worked on in the future.

6. **Water Usage:** Ms. Gans stated that the highest water usage for any one property this quarter was for 74 units. There were three homes whose usage fell in the 60's, and 2 in the 50's. All in all a very quiet quarter.
7. **Fire Insurance Comparisons:** President Ellis stated that he is having difficulty comparing costs since he needs information on what our District is doing for fire insurance. Some concern was expressed as to whether our District had any fire insurance. President Ellis will investigate this further. Mr. Gene Myers requested that this district complete the paperwork to lower our "ISO" rating from its current ranking of #9. It is understood that the lower the ISO number, the lower the premiums will be for fire insurance. President Ellis to look into this matter.
8. **Update on Proposed New Well Location(s):** President Ellis stated that in working with Bud Segni 3 sites have been identified as good possibilities. In order of their significance they are located on: Lot # 63 (highest producer); Lot # 66 (moderate producer); and Lot #55 (lowest producer)
9. **Update on Julian Regional Water District's Committee:** President Ellis reported on the direction of this committee. It consists of individuals who are interested in sharing ideas and helping to assure that each area will have the water it needs in the event of an emergency. All present seem to have a common goal of protecting this scarce resource of our mountain community. There was discussion about water management and other water sources that can be used or shared as well as the discovery of outside water resources. This committee will meet with the County of San Diego's new geologist on April 27 and will report back to their various districts. In the meantime, each district will examine its own resources and determine how much, if any, water it can share in the event another district has an emergency. Regardless of how much well #9 manages to produce, it is believed Wynola Water District still needs another well.
10. **Rules and Regulations:** Director Miller distributed copies of the current draft of this document. Mr. Miller stated that he still needed to add a paragraph on the District's decision to no longer allow the use of District water for construction or grading purposes. Individual homeowners will need to truck in water needed for these

purposes. Mr. Miller directed our attention to the application form at the end of his document. It is recommended that WWD create such a document. There was discussion about the need to include language directed to the various Fire Departments' usage of WWD water for training and fire fighting. President Ellis pointed out that he thought fire districts had the right to use any available water in the event of an emergency. However, for training exercises, taking our water simply because our hydrants had the highest pressure and filled their trucks the fastest was not acceptable. Director Gans raised the question of whether there will be a conflict between the Rules and Regulations and the CC&R's. President Ellis and Director Miller will continue to work out the details of this document. President Ellis stated that his thoughts are that these Rules and Regulations will be a static document, with no changes or amendments, other than for rates and fees, to notify residents of potential rate changes, the final document will be submitted to County Counsel for recommendations and comments.

At this point President Ellis asked if it was appropriate to reopen the issue of the cost of the installation of a new meter. Last year it was voted that we would institute an increase the cost of a new meter from \$2,000 to \$5,000. This was suggested as a means of demonstrating to new owners buying into this elaborate system that this is a large factor in enhancing the value of their property. However, one new lot owner has requested that they be allowed to install a meter at the old price of \$2,000 since she was not notified of the price increase. It was agreed that a letter would go out to all property and lot owners with the new CC&R's giving them 90 days to decide if they wished to purchase a meter at the old price of \$2,000. After that time the cost will be \$5,000. Once the fee is paid, the meter can be installed at any time. Director Miller made a motion to notify the lot owners of this decision to give them 90 days to commit to the old price of \$2,000 and send in their checks, Director Gans seconded, the motion passed. Lot # 70 to receive a \$3,000 refund because he has already paid the new fee with no complaint.

11. **Update of Surveyor's Report:** Director Miller stated that the surveying for well and pipe easements has been completed; the flags are in to mark the area for the grading on well #6. Director Miller requested that the District notify any homeowners living near these sites prior to the actual grading as a courtesy.
12. **Claim Form:** Vice President Mitchell explained this claim form recommended by ACWA for potential claims against the District. President Ellis requested that Ms. Gans generate a claim form from the sample ACWA will send us using our letterhead and to place a supply of them at the pump house.
13. **Risks Assessment Inspection:** Vice President Mitchell explained that he had already arranged to satisfy the problem with the electrical at the pump house. He has assessed the other two items and believes he can have the other two physical deficiencies corrected for less than \$300. Vice President Mitchell made a motion to have this work completed for less than \$300, seconded by Director Huffman, the motion passed.
14. **Julian Fire Safety Council:** Already exists in Wynola Estates. John Lutes is main contact, the meeting was also attended by Ed Huffman. It was requested that these gentlemen report back to WWD on any further meetings held by this organization.
15. **Riverwood Mailboxes:** It was agreed that for the sake of neighborhood safety the mailboxes should be moved from the corner to a location higher up the street. President Ellis is to speak with Mr. Gene Myers and notify him of the Board's agreement to finance this task, and to inquire whether Mr. Myers has someone we could contract with to do the work.

16. **Air Compressor:** Vice President Mitchell requested permission to purchase a small air compressor for the purpose of pressurizing the line inside of well #9 which would allow the Water Watchers to determine the water level at the bottom of the well. Due to the extreme depth of the pump it is believed that there could be as much as 400 ft of tube needing pressure, they will attempt to accomplish this with a bicycle pump but believe a more powerful pressure system will be necessary. A motion was made by Vice President Mitchell to allow the expenditure of a maximum of \$300 to purchase this compressor, seconded by Director Gans, the motion passed.
17. **Closed Session:** The Board discussed negotiations with lot owners for installation of a new well. No action was taken.
18. **Adjourn:** Vice President Mitchell made a motion to adjourn the meeting at 1:07 p.m., Director Gans seconded, the motion passed

Respectfully Submitted,

Joyce Gans  
Office Manager

**PERMANENT ROAD DIVISION – 16**

**ADVISORY BOARD**

**MEETING MINUTES**

Fourth Fiscal Quarterly Meeting

Saturday, April 19, 2003

Immediately Following WWB

Director Meeting

THE MITCHELL RESIDENCE

1449 Springview Road

Santa Ysabel, CA

1. **Attendance:** President Ellis called the meeting to order at 1:08 p.m. Those attending were; George Ellis, President; Ray Mitchell, Vice President; Robert Gans, Secretary/Treasurer, Pete Miller and Ed Huffman, Directors and Joyce Gans, Office Manager.
2. **Approval of Agenda:** Director Gans made a motion to approve the minutes as written, seconded by Vice President Mitchell, the motion passed.
3. **Approval of Minutes:** President Ellis called for any corrections to the minutes of 02-01-03 meeting. There being no corrections a motion was made by Director Gans to accept the minutes as written, seconded by Vice President Mitchell, the motion passed.
4. **Update on County Plans:** No action items at this time
5. **Adjourn:** A motion to adjourn the meeting was made by Director Miller to adjourn the meeting at 1:17 p.m., seconded by Director Gans, the motion passed.

Respectfully Submitted,

Joyce Gans  
Office Manager