

VISTA REDONDA MUTUAL DOMESTIC WATER CONSUMERS ASSOCIATION
(VRMDWCA)

MINUTES OF ANNUAL MEETING

Monday, July 20, 2020 – 4:00 PM – via Zoom

1. **Call to Order:** Nirvair Khalsa called the meeting to order at 4:09 PM.
2. **Certification of Quorum:** Audrey LaFehr certified that 30 property owners were present via Zoom plus 27 by proxy for a total of 57. A quorum was met.

Board Members Present: Nirvair Khalsa, President; Harvey Simon, Vice President; Audrey LaFehr, Secretary; Laurent Cavalie, Treasurer; Directors: Bill Berra, Peter Frank, Susan Rule, Chris van Schayk.

3. **Approval of Minutes of the 2019 Annual Meeting:** 100% of the community members present who voted approved the Minutes.
4. **Approval of Board Actions for FY 2019-2020:** 100% of the community members present who voted approved the Board Actions.
5. **Election of the Board of Directors of VRMDWCA for FY 2020-2021:**
Nirvair Khalsa, President
Harvey Simon, Vice President
Audrey LaFehr, Secretary
Laurent Cavalie, Treasurer
Directors: Bill Berra, Peter Frank, Wendy Pierard, Susan Rule, Chris van Schayk
Adjunct Directors: Phil Marineau, Kevin Pierard

P. Frank made the motion to elect the proposed slate, H Simon seconded, and all but one property owner approved. The motion passed.

6. **Update on our Water System Management:** N. Khalsa discussed how the Board has been working with the General Contracting company III-D this past year to gradually shift the day-to-day operation of our system to a centralized, professional management company. III-D has extensive local experience in managing water systems, and thus far has been very responsive and capable of carrying out the responsibilities we've moved to them. During this planned multi-year transition, we have deliberately maintained a certain amount of redundancy with our long-standing outside contractors who have valuable historical knowledge of our system and will help to ensure that it functions

smoothly and without interruption, especially as we continue to work through the uncertainties of the COVID-19 pandemic.

7. **Update on Projects:** H. Simon reported on the uranium abatement project for Well 3A, which is designed to both correct the uranium levels and increase the production of the well at an estimated cost of \$240,000 (which includes a larger pump and a 10% contingency). Completion is expected by November or December of 2020.

H. Simon further discussed the Board's plan to bring our Water System into the 21st century by having the company "Mission" install Supervisory Control Automated Data Acquisition (SCADA), which will monitor our tank levels, collect data, and generally increase the reliability and efficiency of the system. Completion expected by the end of this year.

H. Simon also updated the progress on the refurbishment of the tanks, noting that we still plan to reline the inside of the larger tank, repaint both tanks, and add safety cages for the ladders to bring them up to current code.

8. **Presentation of Operating and Capital Budgets and Proposed Assessments:** L. Cavalie presented the Operating Budget and pointed out that there were higher than expected transfer fees from home sales, but also higher than expected maintenance costs due to incidents on Wells 1 and 4. He proposed keeping the current annual assessment at \$1,200 per developed lot and \$600 per undeveloped lot.

Regarding the Capital Budget, Cavalie noted that we earned some good interest on our CDs, but can't expect that to continue through this coming fiscal year. Given the number of necessary projects slated for 20-21 (System Automation, Completion of Well 3A Rehabilitation, possible New Well, and finish Water Tank Refurbishment), he is concerned that our Capital Reserves could drop almost in half if we don't act to rebuild them. The Board therefore recommended increasing the Capital Assessment by \$350 (for 3 years only), bringing it to \$1,350 per lot. P. Frank made the motion to approve the Proposed Budgets and Assessments, Cavalie seconded, and a majority approved.

9. **Adjournment:** H. Simon made the motion to adjourn, Cavalie seconded, and all but two approved. The meeting was adjourned at 4:53 PM.

Respectfully Submitted,
Audrey LaFehr, Secretary