

MINUTES OF DIRECTOR'S MEETING

A meeting of the board of directors of Pinon Pines Mutual Water Company was duly called and held on March 18th, 2025, at the Pinon Pines Community Building located at 1001 Coldwater Drive, Frazier Park, CA.

Director's present and participating: Brandon Grosh (Zoom), President; Bill Vanek, Vice President; Debbie Smith, Secretary; Roger Huff, Member at Large;

Members Not Present: Empty Seat, Treasurer;

Employees Present: Lee "Chuck" Winagura, General Manager; Santa Carruth, Bookkeeper;

Employees Not Present:

Others Present: Carlos Bravo (Zoom), Self Help Enterprises;

Open Session:

- 1. Called to order** at 6:04 PM by Chuck Winagura

Meeting Purpose

Board of Directors meeting to discuss water system projects, finances, and operational updates.

Key Takeaways

- Ongoing challenges with SCE and grant deeds for well locations are delaying the fluoride mitigation project
- New cross-connection control policy may require costly backflow prevention devices for many homeowners
- Financial review and tax preparation costs are increasing; board approved retaining current CPA for this year
- Tank cleaning revealed significant sediment buildup; overall tank condition is good for its age

Topics

Fluoride Mitigation Project Updates

- Well tie-ins completed on March 11th; temporary thrust blocks installed and will be encased in concrete
- New water storage tank (Tank 4) inspection revealed minor issues to be addressed before going online
- SCE service upgrade needed; 50-week lead time for new service, exploring options to upgrade existing service
- Grant deed issues persist; working to provide necessary documentation to SCE

- Board approved Claim# 10 for \$83,219.00

Roger Huff, Motion to Approve
Debbie Smith, Seconds
4 Ayes, 0 Nays, 0 Abstain.

Old Business

- Board approved February 18th Meeting Minutes upon amendment removing Zoom from a name

Roger Huff, Motion to Approve
Bill Vanek, Seconds
4 Ayes, 0 Nays, 0 Abstain.

Financial Review and CPA Services

- Current CPA retiring; difficulty finding new provider due to limited options in water industry
- Board approved retaining Don Hardaway as CPA for this year at an estimated cost of \$7,000-\$11,000

Roger Huff, Motion to Approve
Bill Vanek, Seconds
4 Ayes, 0 Nays, 0 Abstain.

- Overall accounting costs will be over budget due to paying for 2022-2023 review in current fiscal year
- 29 – “Second Late Notices” went out
- Dedicated Meter Installation and Service Pricing has been tabled for future discussions

Roger Huff, Motion to Approve
Debbie Smit, Seconds
4 Ayes, 0 Nays, 0 Abstain.

Cross-Connection Control Policy Update

- New state requirements mandate community-wide survey by June 1st
- Many homeowners may need to install costly backflow prevention devices
- Board discussing how to approach implementation and communication with residents

Tank Cleaning and Inspection

- Tank 3 cleaned on February 22nd; significant sediment (manganese) buildup removed

- Tank structure in good condition for its age with minimal rusting
- Telemetry system failure occurred after cleaning; issue resolved but highlighted system's end-of-life status

Water Quality and Treatment Considerations

- Well 6 exceeds manganese limits; future treatment options discussed
- Potential need for expanded treatment plant to address manganese, iron, and fluoride

Insurance Renewal

- Current policy lapses April 1st; expecting price increase
- Paperwork needs to be filed within 12 days

Next Steps

- Submit cross-connection control survey to state by June 1st
- Explore grant opportunities for generator and solar projects with Carlos
- Investigate CPA options for next year
- Address action items from sanitary survey
- Compile precipitation data for board members
- Continue working with SCE on service upgrade options
- Monitor insurance renewal process and update schedule of values

Action Items

- **Email Brandon link to Fathom meeting minutes software**
- **Send Feb meeting minutes to Carlos ASAP post-meeting**
- **Submit cross-connection control survey for community by June 1**
- **Sign Hardaway CPA engagement letter, return to Santa electronically**
- **Review/update insurance paperwork, file within 12 days**
- **Contact Carlos re: potential grants for generator and solar projects**
- **Add precipitation data w/ charts to board report, send to members**

Meeting adjourned at 7:58 PM