

MINUTES OF THE ANNUAL MEETING OF THE MEMBERSHIP OF
TWIN HARTE VALLEY MUTUAL WATER COMPANY

July 16, 2022

The annual meeting of the membership of the Twain Harte Valley Mutual Water Company was held on July 16, 2022 at 10:00 am at the Twain Harte Community Building located at 18775 Manzanita Drive, Twain Harte, California. Present were directors Chris Trott, Irv Pearce, Al DeBella, and Gary Green. Director Kari Kirby was absent. Also in attendance were Jody Trott, Barry & JoAnne Jones, Dick Rauschmeier, Rich & Nancy Schwarzmann, Chris & Rich Mockler, Tony & Carole Reyes, Bill Salsig, Ed Mintline, Balen & Susan Love, and Mike Talley-Plant Operator. Jody Trott recorded the meeting minutes in Kari Kirby's place.

The first matter to come before the membership was the review and approval of the last annual meeting of July 17, 2021. A motion was made by Rich Schwarzmann to accept the minutes as written. Dick Rauschmeier seconded the motion. The motion passed unanimously.

The next matter to come before the membership was a report of the outcome of the Annual Election for three Board members. Of the 44 ballots returned, Chris Trott received 44, Irv Pearce received 41, and Gary Green received 41. The President reported that the Board voted to keep the existing slate of officers for the upcoming Fiscal Year: President=Chris Trott, Vice President=Al DeBella, and Treasurer/Secretary=Kari Kirby.

The next matter to come before the membership was the financial report for the 2021-2022 Fiscal Year. As of June 30, 2022, cash on hand was \$102,789.80, with outstanding dues of \$537.06. The remaining balance for the Porter/Cal-Western Loan was \$32,881.60. A review and explanation of the Budget vs. Actual Expenses for the Fiscal Year followed. Accounting costs were under budget due to the 3-year audit being postponed to the upcoming Fiscal Year. Chemicals were under budget due to the fact that the last order was actually received and paid for at the very end of last Fiscal Year. Tank Inspections were not done this year due to scheduling issues with the diving company. They will be scheduled in the next few months. Total expenses were over \$18,454.01 under budget, and that amount was transferred to the Reserve Account on 7/14/22. A motion was made by Rich Schwarzmann to accept the financial report and Bill Salsig.

The next matter to come before the membership was the President's Report on company operations. Chris Trott reported on the following:

- Overall THVMWC used less water this fiscal year compared to prior years. He strongly encouraged all to conserve water voluntarily.
- There were 3 major leaks this past year (2 on MiddleCamp, 1 on Broadhurst)
- Equipment failure at the water plant and the purchase and replacement of such
- New sand filter media was purchased and will be changed out during the October outage
- Fire hydrants and standpipes were flushed in the fall and spring with measured flow 2-300 gpm. One repair is needed. Hydrant committee will paint and mark all units this year

- A completed rate study by RCAC was presented and offered via e-mail to interested parties
- Search grant application (\$30k) was submitted to USDA Rural Communities which is required for grant funding
- Water quality report passed with flying colors
- Community Work Day was held in May 2022
- Recognition for support people: Mike Talley, Lise Lemonnier Jody Trott, Board Members
- The President reported that the Emergency Reserve account and the Capital Reserve account will be two separate accounts.

The next matter to come before the membership was the presentation of the draft budget. Of note was a 3% increase in water rates (from \$774/yr to \$798/yr) for established connections as well as an increase from \$80 to \$100 for each unimproved lot for the standby fee. A motion was made by Al DeBella and was seconded by JoAnne Jones. The motion was passed unanimously.

The final matter to come before the membership was a list of proposed goals for the upcoming fiscal year. They were as follows:

- Replace 2 main valves in front of water plant
- Set up a website
- Investigate use of solar panels for water plant
- Set up Special Project Committees made up of a Board member and interested members, i.e., fire hydrant maintenance, grounds maintenance, communications, etc.
- Reissue Member/Owner Certificates to all current property owners
- Set up plant tours for members

The floor was opened up to any other member's suggestions.

- Bill Salsig suggested putting a map of the subdivision on the website
- Al DeBella suggested the website be made "private" to avoid unnecessary commentary

There being no further business, the meeting was adjourned at 11:28 am.

Respectfully Submitted, Jody Trott _____ for Kari Kirby, Secretary/Treasurer