

**Afuera de Chorro Water Company  
Annual Meeting Minutes**

**Date: May 3, 2021**

**Time: 6:00 pm**

**Location: Teleconference/Zoom Meeting**

**Board Members:**

Kathy Collins ✓  
Vacant  
Tom Maino - ✓  
Pat Rusco- ✓  
Paul Vanderheyden ✓

**Operations:**

Mark Lindgren -✓

**Share Holders Present:**

Lot Number	Member	Lot Number	Member	Lot Number	Member
1 A	O'Hagan	7 A	Kissell	13 B	Hickok
1 B	Hall ✓	7 B	Kissell	14 A	Sinsheimer ✓
2 A	Hather	8 A	Callahan	14 B	Sinsheimer ✓
2 B	Hather	8 B	Callahan	15 A	Lindgren ✓
3	Moore	9 A	Breazeale	15 B	Lindgren ✓
4 A	Rusco ✓	10 A	Forster	16 A	Collins ✓
4 B	Cheney	10 B	Forster	16 B	Maino ✓
5 A	Rosenthal ✓	11 A	Hanover ✓	17 A	Hill ✓
5 B	Rosenthal ✓	11 B	Hanover ✓	18 A	Vanderheyden ✓
6 A	Stahl ✓	12 A	Ronca	18 B	Rawnsley ✓
6 B	Dostal	12 B	Ronca	19 A	VanTil
		13 A	Stenovec		

Agenda Item/Discussion	Action
Call To Order Procedures for the meeting were presented by Collins	Meeting called to order at 6:05 PM
Public Comment – <ul style="list-style-type: none"> <li>Rosenthal asked for members interested in addressing the new barrier at Tiburon and Orcutt to contact her</li> </ul>	No action
Approval of the Annual Meeting Minutes from July 20, 2020 - motion to approve minutes - Maino / Vanderheyden	Minutes were approved via the Zoom meeting “raised hands” option and text/chat messages
<b>Presentation by Water Company Attorney: Glen Price with Best, Best and Krieger</b> <ul style="list-style-type: none"> <li>Mr. Price was invited to present a summary of the proposed By-law changes that would allocate the balance of the water shares and do away with the COC process.</li> <li>Pat Hill noted that their lot should have been one eligible for a lot spit – that correction was accepted</li> <li>An insufficient number of members were present to make approve the changes – 51% required</li> </ul>	The Board will send out the By-law changes with a summary from Mr. Price for approval  ( Summary attached)

<ul style="list-style-type: none"> <li>• A summary with the correction for the Hill lot will be sent to the members for an email vote</li> </ul>	
<b>Repos and Action Items</b>	
<ul style="list-style-type: none"> <li>• A review of the Board activities for 2020-2021 was presented by Collins. Last year the Board was asked to look at back-up water options in case of an emergency needs. Collins reported the best option with the new development across the street was the mutual aid from the City Fire Hydrants in the advent of an emergency such as fire. Repairs and maintenance – Lindgren continues to provide the Company with amazing services. Work was done on well and tank transducers, flow meters, hydrant flushing, and a major leak repair near O’Hagan and Romano driveways. Anticipated projects for 2021-2022 include: access road to wells 11 and 13, repair/replace pumps for wells 1 and 11, and upgrade/replacement program of the meters to have remote reading capabilities and provide individual owners with usage and early leak detection.</li> <li>• Water Usage – Lindgren reported the well were performing well in consideration of the dry year to date. Usage overall was up from 750,000 gallons last year to 1.2 million at the same time this year. Water conservation measure will be encourage for the summer months.</li> <li>• Financial Income Statement for the fiscal year 2020-2021 was presented by Rusco.</li> <li>• Budget for 2021-22 was presented and accepted</li> </ul>	<p>Board clarified questions from Hanover regarding cost of solar vs mutual aid fire protection</p> <p>Board confirmed it would consider reaching out for bids with larger projects but that the current work from Farm Supply on the pumps has been satisfactory</p> <p>Proposed budget for 2021-22 was approved via the Zoom meeting “raised hands” option and text/chat messages</p>
<p><b>Election of Board Members</b> – the following Board members were nominated and elected to continue on the Board</p> <ul style="list-style-type: none"> <li>• Two year term <ul style="list-style-type: none"> <li>○ Kathy Collins</li> <li>○ Pat Rusco</li> <li>○ Pau; Vanderheyden</li> </ul> </li> <li>• Fulfilment of a vacancy for one year term <ul style="list-style-type: none"> <li>○ Anika Stahl</li> </ul> </li> </ul>	<p>The members present approved the ballot of candidates via the Zoom meeting “raised hands” option and text/chat messages</p>
<p><b>Other items</b></p> <ul style="list-style-type: none"> <li>○ Sinsheimer asked about the County chip and seal of Tiburon</li> </ul>	<p>No additional information avaiambe</p>
<p>Meeting adjourned at 7:10 pm Next Annual Meeting - scheduled for May 2, 2021</p>	