

Las Ventanas Ranch Mutual Benefit Water Company
Board of Directors Meeting
4:00 PM May 18, 2022
Wallace Group
612 Clarion Court, San Luis Obispo, CA
Zoom

Brian Talley, president of the Las Ventanas Mutual Benefit Water Company called the Board of Directors meeting to order at the above time and place.

The Board of Directors of the LVR Mutual Benefit Water Company serve as the LVRMBW Road Maintenance Committee. The meetings were held jointly.

The following individuals were present:

Brian Talley, LVRMWC President
Annette Thompson, LVRMWC Vice President
Rosemary Talley, LVRMWC Secretary/Treasurer
Rob Miller, General Manager/Engineer, Wallace Group
Lonnie Richardson, Wallace Group
Paul Neuwald & Mindy Brooks, LVR Homeowners
Maia Kinsinger, LVR Homeowner
Johnny Walker & Jenny Peters, LVR Homeowners
Saul & Ausra Bagdonas, LVR Homeowners
Jim & Kim Dick, LVR Homeowners
Philip Campanelli, LVR Homeowner
Paul & Betty DeBettencourt, LVR Homeowners
Todd Plastino, LVR Homeowner
Steve Thompson, LVR Homeowner

All the Directors were present.

REVIEW WATER RATES

Rosemary Talley presented the current financials, and as discussed at the annual meeting, it was determined that the current rates are not sufficiently funding operations and reserves at this time. Therefore, an increase in the amount of \$15.00/month was proposed for a total bi-monthly amount of \$466.00, plus \$4.20 per CCF used over the base of 75CCF.

For the period of July 2022 to June 2023 the bi-monthly water fee for homeowners will be \$366.00.

The tiered water rate will remain at 75 CCF for two months and the excess water fee for water used more than 75 CCF in a two-month period will remain at a commodity charge of \$4.20/CCF.

The bi-monthly fee for lot owners will remain at \$100.00 bi-monthly for the reserve account.

The above rates will be reviewed annually.

Rosemary Talley moved to adopt the proposed rate, effective July 1, 2022. Annette Thompson seconded the motion and it passed unanimously.

REVIEW ROAD

The capital budget and the operating budget were reviewed.

Brian Talley presented the financial history of the Road Maintenance Committee making the following points:

1. The current Road Maintenance fee for both residents and lot owners are \$1,780 annually. This fee pays for landscaping, gate operation, security and road maintenance as well as saving for long term maintenance. An increase of 7% is proposed.
2. There is a \$100.00 late fee applied for payments not made by the due date.

Annette Thompson moved to increase to the road fees for FY 2022-23 by 7%, or \$10.00/month. Rosemary Talley seconded the motion and it passed unanimously.

For the period of July 1, 2022, to June 30, 2023, the Road Maintenance fee will be \$1,900.00 annually.

REVIEW MANGANESE ISSUE

Rob Miller updated the Board on the recent Compliance Order received from the County. LVRMWC was ordered to issue a notice to all its users regarding the secondary maximum contaminant level exceedance. This notice was sent to residents via mail and email in April 2022. Further instructions and implementation were discussed, and Staff will work with the County to prepare, submit, and implement the required work plan for treatment. Additional information will be available as options are explored. No action is required by the Board at this time. Rob Miller responded to several questions from the Las Ventanas Homeowners.

UPATE ON INSURANCE

Discussion was held on the existing policies. Director Annette Thompson volunteered to lead the effort in discussing our current policy and any needed additional liability insurance with Morris & Garritano. She will be assisted by Rob Miller and Steve Thompson.

DISCUSS RESERVE INVESTMENTS

Discussion was held regarding the current investment procedures for the reserve funds. It was determined at this time that the options and rates are low, so renewals should be limited to 6 months.

LAS VENTANAS WEBSITE

Brian Talley indicated that he had been looking into some changes to the website to change it into an owner tool. He indicated that he would meet with the web designer and provide feedback based on the needs of the water company and the Las Ventanas Homeowners with a budget not to exceed \$2,500.

There being no further business to come before the Board of Directors of the Las Ventanas Mutual Benefit Water Company the meeting was adjourned at 5:08pm.

Respectively submitted,

Rosemary Talley, Secretary