

Las Ventanas Ranch Mutual Benefit Water Company  
Board of Directors Meeting  
4:00 PM January 18, 2023  
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 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  
Arthur & Barbara Rosenblatt, LVR Homeowners  
Brian Cueno, LVR Homeowners  
Jeff Pocheban, LVR Homeowners  
Karen Perry, LVR Homeowners  
Lynette Brooks, LVR Homeowner  
Michel Glavin, LVR Homeowner  
Neil Velie, LVR Homeowner  
Oliver Petri, LVR Homeowner  
Paul Neuwald & Mindy Brooks, LVR Homeowners  
Maia Kinsinger, LVR Homeowner  
Riley Liles, LVR Homeowner  
Steve Gahaghan, LVR Homeowner  
Jim & Kim Dick, LVR Homeowners  
Philip Campanelli, LVR Homeowner  
Paul & Betty DeBettencourt, LVR Homeowners  
Peter Castanos, LVR Homeowner  
Suzi Rudolph, LVR Homeowner  
Steve Thompson, LVR Homeowner

All the Directors were present.

**MANGANESE TREATMENT UPDATE – ADOPT FINANCING PLAN**

Rob Miller updated the Board on the recent Compliance Order received from the County. All LVRMWC residents were notified about the secondary maximum contaminant level exceedance in April of 2022. Staff has prepared a treatment plan which has been submitted to the County.

Each shareholder will be given a choice to pay a \$9600 assessment as a lump sum or in a bimonthly payment of \$204 over a 10 year period. In the event of a lot sale, any assessment balance will be the responsibility of the owner as of January 18, 2023 and will be collected with the escrow fee. Feedback from those in attendance was solicited by the Board, and Mr. Miller responded to a number of financial and technical questions.

**Annette Thompson moved to adopt the proposed assessment as outlined above, effective March 1, 2023. Rosemary Talley seconded the motion and it passed unanimously.**

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

Respectively submitted,

Rosemary Talley, Secretary