

Las Ventanas Ranch Mutual Benefit Water Company
Board of Directors Meeting
4:00 PM December 6, 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
Saul and Asura Bagdonas, LVR Homeowners
Lynette Brooks, LVR Homeowner
Paul Neuwald & Mindy Brooks, LVR Homeowners
Oliver Petri, LVR Homeowner
Todd Plastino, LVR Homeowner
Richard Holzer, LVR Homeowner
Betty DeBettencourt LVR Homeowner
Peter Castanos, LVR Homeowners
Walker/Peters, LVR Homeowners
James and Kim Dick, LVR Homeowners
Steve Thompson, LVR Homeowner
Brenda Altamirano, LVR Homeowner

All the Directors were present.

UPDATE ON MANGANESE TREATMENT PROJECT

Discussions were held regarding the status of the manganese removal project. It is expected to commence February of 2024.

UPDATE ON WELLS

A new well site has been proposed by Cleath-Harris Geologists to replace the older well #2 which was drilled in 1975. The goal is to select a site for a new well that will replace the older well along with increasing water quality. Well specifications and a bid sheet have been prepared for obtaining a drilling quote. More information will be provided as it becomes available.

EROSION REPAIR PROJECTS

GeoSolutions was hired to prepare a list of recommendations to consider for repair to areas of significant erosion that occurred during the 2022 rainy season. Two specific areas were identified for consideration with a total approximate project cost of \$47,000.

A motion was made by Annette Thompson to compile the appropriate documents to create easement documents for the proposed areas, and to confirm with legal counsel that no amendments to the CCRs would be required, and that all insurance matters are covered. The motion was seconded by Rosemary Talley and passed unanimously.

Staff was directed to alert Switzer Construction of pending approval to their proposed repairs, to be awarded once the easement, CCR and Insurance items are resolved.

GATE CONTROLLER UPDATE

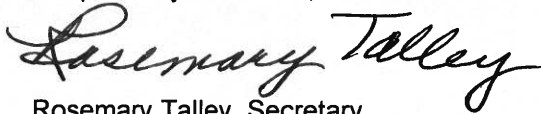
Steve Thompson provided an update on the existing gate controllers. A proposal was presented for a replacement mechanism in the amount of \$3,000 which will work with the existing system. A motion was made by Rosemary Talley to purchase and install the new system. The motion was seconded by Annette Thompson and passed unanimously.

REQUEST FOR SPEED BUMPS/HUMPS AT 3575 CAMINO PURISIMA

Staff reported that concerns have been raised regarding the safety and speed of drivers within Las Ventanas. A speed study was completed in the vicinity of 3575 Camino Purisima and the results indicated that very few drivers adhere to the posted 20 MPH speed limit. Understanding that this is a very controversial topic, Mr. Miller asked that residents forward comments or concerns to the Board and the subject will be brought back to the next Board meeting.

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,

A handwritten signature in cursive script that reads "Rosemary Talley". The signature is written in black ink and is positioned above the printed name.

Rosemary Talley, Secretary