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Board Meeting CWMC AND CWPOA  
10 a.m. Clubhouse  
Saturday, August 12, 2017  
Call to order: 10:10 a.m.

(Eggink, Johanson, Rose, Shortes CMWC) (Eggink, Wood, Theisen, Cox CWPOA)

A quorum of both boards present

(Johanson/Shortes) motion and second to approve CMWC minutes from 6/9/17 Board Meeting (Wood/Cox) motion and seconded to approve CWPOA minutes from 5/13/2017 Board Meeting CMWC agenda amended to include Firewise to new business. Johanson/Rose Approved CWPOA agenda amended to include snowplow fees and website to new business. Wood/Theisen Approved

President's Report (CWPOA): Statewide fire fee suspended (handout of article provided), update on USFS mastication contract (map handout), CalFire SRA Tree Mortality grant update: received CEQA exemption. Stan has met with Forester Chuck Sikora, as required under the grant, to review the 50 marked hazard trees (A1-A50 identified with marking paint), Mt. Bullion crews are going to be back and CWPOA will pay daily rate ~\$250/day for the crew. CalFire and Mt. Bullion have been very happy with the arrangement of working in conjunction with the contract tree removal crews of Shane Killian Construction (SKC). CWPOA received extra donation fees that can be used at the discretion of the CWPOA to benefit the community.

Residents could individually enter into agreement to have Mt. Bullion crews to come cut trees on private property and for trees too close to structures they would need to hire a contractor to fall and/or remove the trees. If residents elected to use SKC and his cost is \$100/tree, CWPOA could arrange this work between CalFire Mt. Bullion and SKC. Would the work be for CWPOA members in good standing only or everyone?

Question from Judy Rose: Does this include the removal of slash? Is a separate agency going to come and remove the slash?

CWPOA is working with Yosemite Sequoia Resource Conservation and Development Council on funding slash removal through grant funding. PGE is not removing slash only logs under Expanded Debris Removal Program.

Judy Rose contacted Madera County Public Works and talked with Ahmed Alkayat about what is happening with the dead trees on CSA-21? She praised the work being done on the private land and asked why there hadn't been work done on CSA-21 with all the dead trees everywhere, downed logs and log decks. Judy also spoke to Michelle Garcia at the County and she is going to talk to Ahmed about that status of doing hazard reduction/tree removal on CSA-21. Ahmed called Judy back and said that he is checking into it and will get back to her in a week.

Stan reminded those present that there is no reason for the County to not pursue hazard tree removal on CSA-21 land. There are funds available from our assessment fees in addition to the



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Coarsegold Resource Conservation District's CalFire Tree Mortality Grant that supposedly had a proposal that included work for CSA-21.

Brian Curtis suggested that we follow-up with a letter to the County. Aimee stated that we had already sent a letter to the County about our concerns with hazard trees on CSA-21 and got no written response, but some trees were contract felled on CSA-21 lands that were a risk to adjacent properties.

Aimee suggest that Board members attend next CRCD meeting to find out the status of the CalFire Tree Mortality Grant that has funding for hazard tree removal on CSA-21 and adjacent USFS land. Possible conflict of interest for Aimee to attend. Next CRCD meeting is August 24, 2017 from 9 a.m. to 12 p.m. at the CDC (old Mill Site).

Stan gave a brief update on archaeology clearance on private properties needed for CalFire Tree Mortality Grant. Gaylen Lee should have the surveys completed early next week.

CMWC Treasurer's Report (Shortes/Rose) motioned and seconded approval of Report.

CWPOA Treasurer's Report – Ken Wood stated that 2/3 of residents have paid, 60% of membership has paid their road fees and nothing says support like people giving us money. CWPOA received a \$1000 donation from one member, there has been incredible support and gratitude shown from our community.

Susan Odry Question: What is the amount of outstanding fees? Legal fees plus delinquent road fees? Asking to clarify questions that have come up in discussions with Anja Albosta.

Ken responded that in the last 4 years the legal fees have been from small claims court cases and that we have never sued anyone except for small claims court cases amounting to a few thousand dollars. Ken mentioned that Anja has indicated that she is willing to pay but does not want to pay legal fees and this is not realistic as the CWPOA can't parcel out expenses and the interests of the CWPOA members have needed to be defended in court against those that are not paying road fees. Ken stated that the CWPOA has not recently been sued by anyone and there are no big lawsuits pending. However, the CWPOA was sued by homeowners and the County and the CWPOA is still paying off what the County cost us. It was a 30 day battle between attorneys that ended up costing the CWPOA a small fortune of \$25K and in the end the County ended up letting the CWPOA continue with the culvert replacement as planned with one exception that they wanted a performance bond and guarantee the work for 3 years (CWPOA has to guarantee all work as all residents are responsible for the road maintenance here in Cascadel Woods- we can't just walk away from it-we are responsible for the roads forever) from the CWPOA for the (2) culverts that were to be replaced at Loma Linda and Vista Drive. Usually the contractor guarantees the work anyway. We were sued and we had to defend ourselves just as any other business entity would. It is believed that they wanted to bankrupt the CWPOA with this frivolous lawsuit. CWPOA solicited legal counsel when the Road Maintenance District (RMD) proposal was brought forward as the statements and information from the County on this were inconsistent. CWPOA then sent out a legal position on the formation of the RMD.



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CMWC Operators Report – Ken Wood – the spring is producing at 80 gallons per minute and the community is currently utilizing 24K gallons per day. In May we had a bad coliform test and had to chlorinate the pipes, this was handled quickly. Because of positive coliform test the rules changed for how this is handled and as part of a self-assessment there is a “find it and fix it” type response system in place. Whatever the problem is we fix it. The best guestimate on what may have caused the (+) bacti report is water stratification as when there is a large column of water it can become stratified in layers cool water on the bottom and warmer water on top. We had low turnover of water with 8-10K gallons of usage a day at that time but what can happen is there are vents in the tops of the tank and windborne dust can settle on the surface and on a and with convection you can get an influx of dirt and this can give a false positive as it was dirt coliform but not harmful coliform. One solution is to sitr up the tank and there are powered motors that can be installed to churn and keep tank circulated. The new tank will have new water coming in from the top and goes out the bottom of the tank so the water in the bottom of the tank is constantly changed. The main existing tanks have the inflow and outflow on the bottom of the tank.

Next priority is to have all procedures, manuals gone through and have readily available information for emergency operation of all parameters of the water system in case Brian and/or Ken are not available. This would be a step by step instruction manual. Ken is also working on updating the record keeping going from manual to electronic with spreadsheet system which is taking quite a bit of time.

Another issue is with well #3 in that it sits higher than the other wells and when well is not in use/functioning it could create an air gap with the pipe and negative pressure can become a problem in that it pulls water from outside the pipe. Fixing this can be time consuming and expensive.

Also there is technically too much turbidity in the water and it is higher than we are allowed to have so Ken has worked with the County and State to get the turbidity levels requirements sorted out since we are mixing the water with the spring and our combined turbidity has always been well below the standard required as the total combined turbidity from all sources was acceptable, the measurements for the combined give us more flexibility than if separate well and spring measurements. This way we can keep our tanks from being depleted so we have adequate reserves in the tanks at all times. Lastly, got a new chlorine injector, but there is a need to get the chlorine tester replaced, Ken refurbished the pH tester and found a new bulb for the turbidity meter, but this turbidity meter will need to be replaced at some point (estimated cost is 4-5K) and the hand held turbidity meter will need to be replaced as well.

Question from Judy Rose: Do the springs across Cascadef Road need a culvert?

Brian: We need to annually maintain the road and ditches and if maintained there shouldn't be the problems associated with the water running across the road. SKC has given the CWPOA a quote for \$6500 to fix the dirt road, refurbish the ditches etc.

CMWC Operators Report Continued: Brian Curtis

Grant application submitted in January to the State Revolving Fund (SRF). They have requested our 2016 Financials, which we are providing to them. The USDA application for the replacement tank is submitted and the environmental document is written. When the engineer's



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report is approved, a meeting will be held to approve the financial agreement. It is yet unknown what percentage will be loan vs grant. Previous survey of community shows that we have some level of low income here and this helps with the grant package. The loan portion will be a 40 year loan of less than 400K. Grant money will make up the balance. Expected increase in billing rate is additional \$5/month and even without grant could cover loan without dramatic increase in fees to residents.

Question Judy Rose: Is there an emergency fund being billed in our monthly water bill?

Brian, others: Yes

Aimee made motion to have Board of Directors vote on whether Board will formally respond to correspondence received from Michael Freemire, Mark Stamas, Anja Albosta and Anne Kennedy.

Motion was modified by Ava Thiessen to respond that correspondence has been received and invite those that sent letters to next CWPOA meeting so their questions can be addressed in an open forum.

Motion was seconded by Ken

Ken stated that we have no obligation to respond to those who are not CWPOA members in good standing – we are only responsible to our members. He is not saying that we shouldn't just pointing out what our obligations are. It is courtesy to respond.

Carol Eggink: To not respond is not a good option.

Unanimous vote Yes to respond as to the receipt of the correspondence and invite them to the next Board Meeting.

Judy Rose suggested that we itemize the questions to clarify the points made in the letters with the CWPOA Board of Directors answers so we can address the overlapping questions from the letters.

Neighborhood Watch Advisory Committee- Carol Eggink

Looking for new bulletin boards to securely post information and would like Board to make a decision to purchase these boards. Information is being removed from existing unsecured bulletin boards. Would need 1 to 2 boards for the subdivision.

Report of smoke in subdivision and CalFire Rancheria came up and it was determined to be smoke from Empire and or Butte fires. Carol contacted authorities about abandoned car.

Volunteers weedeated along Road 233 under 2<sup>nd</sup> annual event to reduce wildfire risk to Cascadel Woods and Heights.

Judy Rose notified group that there is stack of tires on Waterfall Way on the left side of the road.

Aimee notified the group that Heather, Mail Carrier, told her that the package mailboxes in Cascadel Heights were recently burglarized and to be aware of this in Cascadel Woods.

CMWC delinquent accounts review: Reviewed the delinquent accounts and discussed how these will be addressed with Steve (Treasurer) and determined that most will be addressed with standard letter and 30 days to respond for payment. Some follow up needed.

Judy Rose: Do we charge late fees?

Board: Yes



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Snow plow fees, there are two properties with a shared driveway who would like to share/split billing. 150 feet of driveway with 2 small parking pads for each resident. To share the bill it would be \$62.50 each.

It is \$100 a year for plowing or \$30-35 for 20 minute / minimum plow work.

Ken made a motion to have property owners of these residences pay \$125 with \$62.50 each. Ava seconded. No objections and motion carried.

Website: Board reviewed layout and it is good.

Ken would like password access for edit access as Board will be maintaining the website in the future and need to learn how to update. Requested training from Michael Delaney on the editing and ask to upload documents previously supplied.

Fire Brigade: Review of roster of names of members of Firewise Committee and Fire Brigade. CMWC approved roster document. Carol has provided fire box keys to Susan Odry and hardhats to Aimee and Susan. Purchased 2 reflective vests. Purchasing gloves for all to be put in go bags/fire bags of each member. Saturday August 19 at 10 a.m. is next Firewise/Brigade meeting at Clubhouse unless workday is arranged and will start earlier if that is the case. Address low hanging limbs in subdivision for school bus access. School starts Thursday. Still need to get NFPA website information updated.

Notices of CWPOA Annual Meeting mailed out to last years and current years members of CWPOA (those who paid last year and/or this year) with request for nominations for Board of Directors.

Meeting adjourned at 1:30 p.m.