

Romaldo Water Company meeting minutes: 11/19/23 at Mary Jane Nelson and Mike Grua's home....11am-1pm...Transcribed by Amber York

Present:

Bill Hurst

Amy Love

Mary Jane

Mike Grua

Andrew (Mary Jane and Mike- son in law)

Ben Cassou

Kara Van Abeele

Bob Carmody

Brent Bixler

Nancy Bixler

Amber York

Ember Bartsch

Judy Jennings

Kimberly Williams-Evans

Joan Dudney

Bob Evans

Kurt Lusink

Not present:

Robert Heilmayr

Ron Buzard - Currently not able to be reached for over a year.

Craig Jennings

BULLET POINTS OF TOPICS DISCUSSED:

- A. Discussed the development of a Board of Directors to spread the workload out from Bill and Amy. Discussed the need for other members of our community to share their talents to take up work load.
- B. Discussed the level of our current bank account and what the goals for it are.
- C. Discussed the reading of water meters, the frequency of paying our bill, as well as the amount of surplus upcharge. Discussed a good way to mitigate lengthy leaks.
- D. Discussed most recent work done on electrical issues (electrical house, underground wires, pole, panel) and what is outstanding to do.
- E. Touched on further work in the future.
- F. 4 documents circulated around and have also been uploaded to the Romaldo Water Company website. Romaldowater.com
- G. Next meeting date set for December 17, 2023
- H. Past complications with property lines and water rights. Update.
- I. Voting policy

OUTCOMES OF TOPICS DISCUSSED:

- A. After this meeting and before the next meeting, a **Board of Directors** will be formed starting with Bill/Amy and Ben/Kara. The mission statement was proposed as:
- a) Everyone receiving water
 - b) Protecting water rites.
- The development of this entity will include who is invited to join or who will volunteer, and what the role and responsibilities of the board are, as well as the projected frequency of connection by technology and in person. Details will be shared at the next meeting to vote on. If you have ideas to propose or want to get involved, please contact Ben or Bill. Seats can be rotational. 3 or 5 households is expected.... an uneven number, to ensure the majority vote is successful.

Current duties by members:

1. Treasures- Ben and Kara. Bank account and billing, county research, administrative issues,
2. Presidents- (for lack of a better word) Bill and Amy. Duties too vast to list.
3. Secretary- Amber
4. Weed abatement- Ember
5. Commissar of easements. Ha! Bob Evans
6. Meeting space- Mike and Mary Jane
7. Kimberly offered writing skills when needed

Other duties need to be formulated and the request of volunteers made. Who can share their talents and where? Discuss this at the next meeting.

The need for a maintenance board was brought forth.

B. Our **current bank** account is roughly \$2000. We have been contributing a surplus charge of \$150 a household, per pay period, and this has allowed us to fund all recent work without request for more, ie electrical house and panel etc.... Outstanding is \$30,000 for electrical hook-up, and all that is pumphouse related. An estimate of \$3000 per household was given. An estimate of roughly \$1250 of that amount, was proposed to be paid by Dec. 31st. 2023. This will be clarified at the 12/17/23 meeting. Also \$10,000 for some tanks will be needed at some point. An idea of restructuring our bank account and water company was proposed to be discussed. Ie. LLC or ??

It was proposed and a vote passed for the surcharge to be raised by \$100 for each pay period, making it now \$250 every 2 months. We will pay this surcharge until we have built up our reserves again. Agreed amount of reserves to be had in the kitty is \$15,000. When this has been reached, we can cut our surcharge back to \$150 every 2 months.

C. In addition to all this, Kara will email us all on the 1st of the month, requesting that we **read our meters** and email it to them or enter it on the website. This practice will help us

detect leaks a lot faster than present. Our billing period, however, will remain at every 2 months. The forgiveness policy was disseminated in a handout titled, Romaldo Policy for Leaks and Charges. It is also on the website. It was made clear that if your line has a break on it, on an easement from your neighbor, it is your responsibility. An augmented forgiveness policy was brought up. It is not punitive. It may need to be further fleshed out.

D. Most recent electrical work outstanding work was sent in detail in the **Pumphouse and Electrical upgrades document** already noted. We have an electrician who is ready to go!.

E. **Future work** includes the purchase and install of new pressure tanks. Also, attention to the legalities of our aquifer should not be ignored. The fight with City of Goleta, and Slippery Rock and Montecito are highlighted in an email Bill sent on November 18th, titled, " Water Right agreement update." The old log book with some of the history of the water well rights, was scanned into the Romaldo Water website.

F. Recent circulating documents:

1. Romaldo Policy for Leaks and Charges
2. Pumphouse and Electrical upgrades document written by Bill and emailed by Ben on Nov. 10th. Amy showed this on the big screen.
3. Roster of emails and phone numbers to be sent to all
4. Water rights agreement update- Sent by email by Bill on 11/18/23. Important for any further litigation of Slippery Rock, City of Goleta and Montecito since we all share the same aquifer.

G.. **The next meeting** is set for Sunday, 12/17/23 at 11am at Mary Jane and Mike's home. It will be part business, part social. Please bring some nosh.

H. Bill briefly mentioned that the **struggles** of the property lines of : Robert/Joan, the well and Kurt, are moving forward in a positive direction. In addition, water rights issues for Bill/Amy, for Ron and for Mary Jane/ Mike , have been resolved. Olympic feat, really for all in leadership positions, addressing these endeavors. If water rights and titles are not secured, then home sales could be impaired.

I. Our **current voting policy** is a majority vote, not unanimous. Policy needs to be clarified as to how to manage late payments, or recalcitrant households.

MISCELLANEOUS:

- It was made clear how insanely difficult it is to find, communicate and secure competent professionals to come to the mountain to work. All these people are extremely busy and can afford to be choosy. (The onus has been on Bill for all this.) It is difficult to find a

surveyor to come to the mountain, due to past errors of other surveyors and no one wants to touch it. Someone from SLO was located. Brave soul!

- The county is so understaffed for any kind of title, deed and property line assistance. Detectives and aggressive research by a select few in our group, have uncovered massive hidden information for documentation.
- Establishing a Code of Ethics was proposed.