Welcome to the Belmont Terrace Mutual Water Company Annual General Meeting

January 25, 2016
Sebastopol Community Church Fireside Room

Agenda (times are estimates)

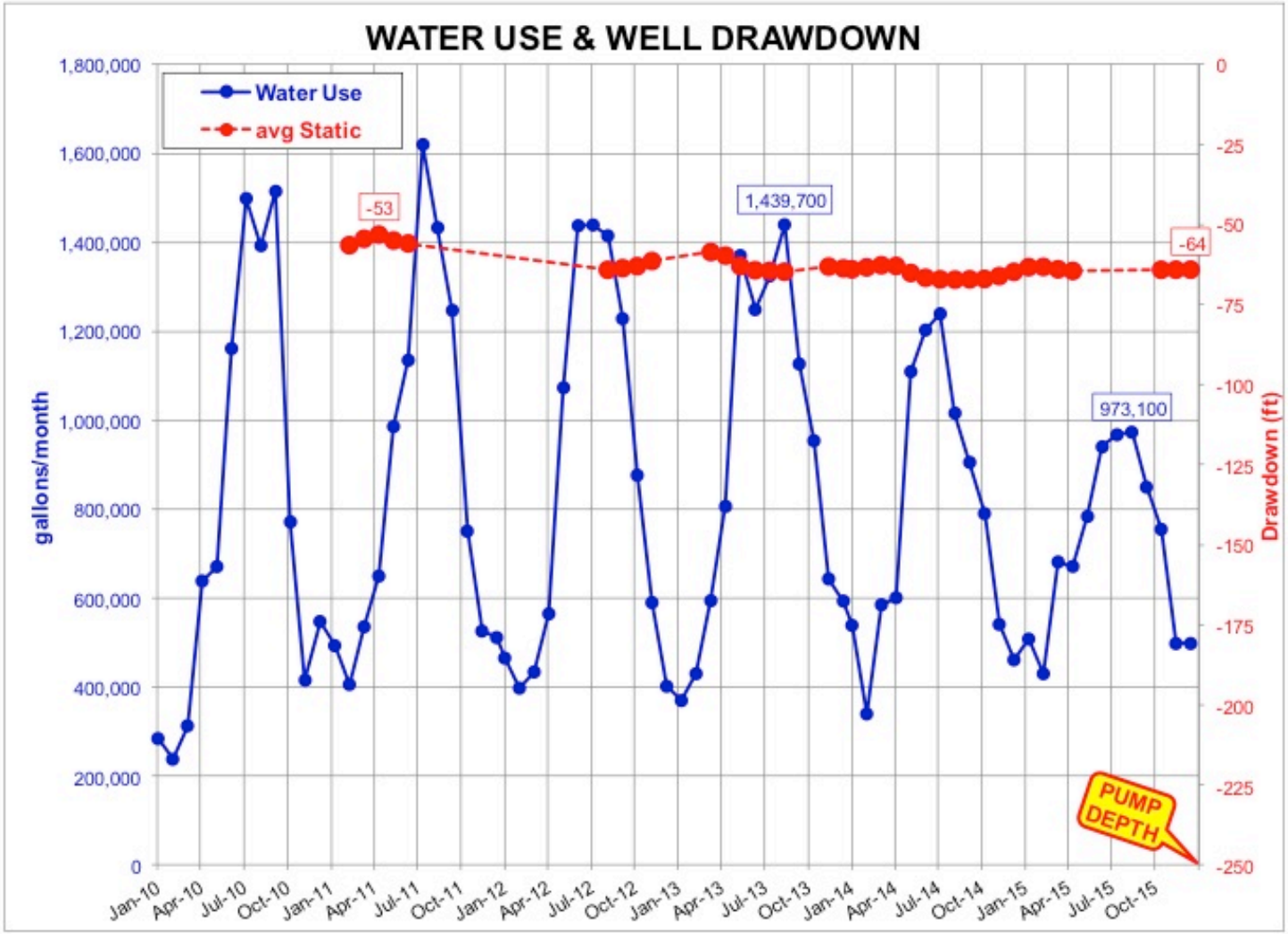
- Welcome - Huck (2 minutes)
- Introductions - Board, Community, Staff (10 min)
- Current Financials - Laurie, Judy Glenn (5 min)
- How We're Doing - Water Use & Conservation - John (2 min)
- The Drought Relief Program - John & Bruce (5 min)
- The Groundwater Sustainability Act - Bill (5 min)
- Nominations for New Board Members- Huck (10 min)
- Tocchini Alley Extension - Huck, Sandy, Dee (5 min)
- The Capital Improvement Plan - Bill & John (10 min)
- Rate Increase Discussion and Vote - (15 min)

Belmont Terrace Finances

Overview - Laurie Mattinson- Treasurer
Current Financial Statement - Judy Glenn CPA
Bookkeeping - Susan Wosk, Carol Hughes
Questions- ?

Belmont Terrace Water Use

Our water use has declined during this period of drought.
Well water level is down a bit but not threatening.



The Drought Relief Program

John Rosenblum-
A Niagra Stealth 0.8 gal/flush toilet is available for $100 complete.

Bruce Petersilge-
The Cash for Grass program still available for BT lawn reduction.

The Sustainable Groundwater Mgmt Act

California is the last Western state to regulate groundwater.

The Act mandates action in groundwater basins of medium & high priority - Santa Rosa plain, Sonoma Valley & Petaluma Valley are medium priority and require formation of an Agency.

Sebastopol City just borders the Santa Rosa plain groundwater basin and Belmont Terrace is not in the basin.

However, we are in the basin watershed and may become subject to the Agency formed to develop and implement a management plan. Wells in the area may become subject to actions required by the Agency. The sustainability criteria are still under development.

Belmont Terrace is establishing a relationship with the City of Sebastopol to cooperate and act upon SGMA issues

Belmont Terrace Mutual Water Company Election

The bylaws allow the Board to have 3-5 members.

The current Board members are:

Huck Hensley - President
Victoria Carrara - Secretary
Laurie Mattinson - Treasurer
Oleta Hamilton - Member at Large

The Board typically meets once a month on an evening most convenient for members. There is also a Budget Subcommittee with occasional meetings.

We have a Capital Improvement Advisory Committee working on planning issues. Interested additional general members will be eagerly welcomed.

Anyone interested in serving on the Board of Directors may be nominated; self-nominations are encouraged and appreciated.

Nominations and Election:

The Tocchini Alley Extension

The East end of Tocchini all the way to Gravenstein Highway turns out to be owned by the Belmont Terrace Improvement Club, a now dormant association of Belmont Terrace property owners.

Potential buyers of properties at the corner of 116 & Tocchini have approached former officers of BTIC asking for an easement to access the properties off Tocchini.

BT President Huck Hensley is looking into the situation.

Comments & Discussion:

Capital Improvements

Some previous upgrades & repairs:

Overall Water System Conditions

WELL- We have upgraded the pumps, added a backup generator, rerouted the PG&E power line, installed variable speed drives, installed a monitoring system and much more at the well site.

PIPES- The distribution system in the streets is 60+ years old and approaching the predicted end of their useful life. Repairs will be needed in the future so a replacement program must be developed.

The Capital Improvement Committee and Board are investigating cost scenarios, loan and grant availability and will report back to members on a regular basis.

Annexation- We met with the City of Sebastopol and were told they would only consider annexing BT if our residents paid ALL the cost of new sewers, water supply, sidewalks, storm drains, etc.

Immediate System Needs

Distribution Pipe from Storage Tank to Street:

The distribution pipe from the tank to Tocchini is fragile and at risk.

A new pipe from the tank up to Bella Vista will provide security and improve distribution by routing water from highest point.

Estimated cost of this work is $100,000. Bid documents are being prepared by John Rosenblum.

BT can pay for the work but it would use about half our reserves, leaving us in possible jeopardy if emergency repairs are needed.

PROJECT TO REPLACE PIPING FROM STORAGE TANK TO STREET DISTRIBUTION PIPES

PROJECT ELEMENTS

- Tank piping to Bella Vista fence
- Bella Vista crossing and connection
- Closure of Tocchini connection

Rates

The current rate of $80/month has been in place for a few years.

We need to rebuild our reserves for emergency use and to prepare for longer term distribution system replacements.

Board and Capital Improvement Committee are suggesting an immediate monthly rate increase of $20 to a total of $100/month .

The additional $20/month will recover the cost of the distribution pipe to street improvement in slightly less than 5 years.

We expect that within 5 years we will have an overall upgrade plan with loans and possibly grants ready to present for action.

Discussion - alternative rate proposal, suggestions from members

Vote by members on rate increase.

Your Notes:

Feel free to jot down any questions or thoughts and share them with your neighbors, the Board and Committee members.