

Belmont Terrace Water Board Meeting

May 10, 2022

Approved

Board Members in attendance: Jean Tillinghast, Denile Kosten, Laura Hormel, Andy Lennox, Suzanne Llamado, and Sandy Pete

Absent: none

Others in attendance: Bruce Petersilge and Debby Turner

The meeting was held on Zoom. It was called to order at 7:05 p.m.

April's minutes were approved with minor corrections.

No presentation by California American Water

Reports/Project Updates:

O&M Update from Bruce and Debby:

- Data logger reading now done once a month because of drought.
- Annual report due at the end of May. Debby needs to complete water usage, finance information, emergency response, and cross connection (check valves).
- Bruce will get quotes on replacing curb stop, installing a meter and check valve per home.
- Bruce sent revision of project list, but apparently updates weren't saved. Group discussion about posting project list on our web site and revision control. No action was taken.
- 977 Daniel reported low pressure. Homeowner was advised to replace house filter.
- New construction or remodels need to install sprinkler systems. Due to our low water pressure, there is additional expense for the homeowner to install equipment to boost pressure to sprinkler system. Group discussion regarding fire protection.
- Jean, Bruce, Debby and Andy reviewed the duplicate line issue from 810 Norlee leak. They decided the issue was that the operators didn't wait long enough for the isolated area to drain. No immediate need to map water system lines.

Re-piping, tank cleaning and new roof:

- Debby sketched out piping modifications. It may need some modifications for well 1 selection. She is working w/John and Bruce to finalize the modifications. Bruce will get at least 3 quotes once the final drawing is approved.
- Roof quote design contract was sent to John Rosenblum and operators. John requested operators review specifics (from page 12 on).

Operator Job Descriptions: Jean will send out Senior description for review again and draft Junior description.

Drought Emergency Action: Laura. Discussion regarding returning to monthly data logger data. Debby did on March 9 which provides well depth. Bruce provides usage data.

Old Business:

Consideration of expediting installation of solar panels to decrease PG&E expense and increase revenue.
The Board will add to the project list and remove from agenda.

Need for new ERC leader: Denile contacted Zack via email. Zack was interested in the position, however, he was concerned as he could be away from home for 3 to 4 weeks at a time for work. Denile shared his concern about unavailability. Jean suggested Zack as leader with Denile as backup. Laura suggested Tom Neuwirth,

New Business:

The Board discussed getting more homeowners involved in committee work. Bylaws state each committee needs a board member as chair. Recommendation was to send out emails for recruiting committee members, but there are 8 households without email addresses.

Discussion turned to sending text messages for emergency notifications as well as email. Homeowner permission is required for text messaging. Susan Wosk, our bookkeeper, could use Quick Books to track permission and cell phone numbers. The Board will add to the project list. Paper notification is required by law.

Executive session: Notes sent to Board members only.

Adjournment The meeting was adjourned at 8:49 pm.

Next Board Meetings Tuesday, June 14, 2022 at 7:00 pm