

## **BMWCo Board Meeting July 17, 2025 - Zoom**

MINUTES for Distribution - Finalized July 24, 2025

Present:

Laura Lorentzen - President

Laurie Gerber - Secretary

Robert Lopez - VP

Shane Kochon - Treasurer

Absent:

Henry Castillo - Operations manager

Called to order 5:15 on Zoom

1. Update: VP Robert Lopez bought a cabin just outside the Bailey Mutual area with its own well. He will likely sell his cabin in Bailey Mutual. Laura would like Robert to continue on the board at least until he sells his cabin.

*Secretary note: The Bylaws limit board officers to shareholders.*

2. **Overdue accounts, starting the lien process** - Treasurer, Shane Kochon

Assets: We have: \$71,000 in the bank

As of July 1, 2025 BMWCo was owed almost \$12,000 in unpaid fees from prior years.

Water bills could bring in \$25,000 if all paid.

Annual operating expenses: \$15,300

*Shane: In 2024, our contract with Choice added \$7,300 to our annual expenses. We pay \$450/month for sampling and testing. Laurie: Choice's first system disinfection in July 2024 cost \$2,400 (3 visits to Palomar and follow-up sampling to confirm absence of coliform bacteria). This year Ed with Choice will do a simpler preventive disinfection as part of his monthly sampling visit in August. Our 2025 services from Choice should be  $\$450 \times 12 = \$5,400$ .*

Lien process: We need to send notice at least 20 days before initiating the process.

Laurie suggested to wait until the October 1, 2025 deadline to see who pays up. Then start lien process on accounts  $\geq 1$  year in arrears. *No motion, second or vote.* Laurie will reach out now to people in arrears to make sure people received their bill and ask if they can get current or are willing to get on the hardship plan.

3. **New requirements as a State Public System**

- a. **Public board meetings with agenda published in advance.** Laurie requested that we schedule quarterly board meetings in advance.
- b. **Mandatory board ethics training** AB54 and AB240
- c. **Program and infrastructure requirements:**
  - i. Adopt **Cross Connection Control** program and assign cross connection control coordinator. Might Terri Sproul be willing? **Laurie will ask.**

- ii. Second/**backup water source** (second well or connection to nearby water system) **Starting 2027** - SB552 groundwater/drought mgt.
- iii. Start **monitoring well levels (required since 2023)** - make sure not depleting groundwater - SB552 groundwater/drought mgt.
- iv. Have **meter on each service connection by 2031** - leak/waste monitoring - SB552 groundwater/drought mgt.
- v. Many other requirements - Laurie will provide a summary and timeframes.

#### 4. Bailey's Resort and BMWCo - Rejoin as a single system?

- 1. Laurie: Opportunity - joining forces could help us meet Technical Managerial and Financial Capacity requirements as a State system. Also, their well, could serve as our backup water source as required by 2027.
- 2. **Need to understand our capacity, and the usage of both systems to determine if this is sustainable. Laurie will research this with our water records and the resort.**
- 3. The resort added dwelling units and we don't know how many there are now.
- 4. Board agreed to meet with Shimon and Abe Greenspan to discuss.

#### 5. Capital Improvement Plan

**Laura suggested that we accelerate the proposed capital improvement projects while Robert is available to help, spending up to \$50,000 over the next 12 months, always keeping \$25,000 in reserve.**

*No motion, second or vote.*

**About making capital improvements as a State Public water system. We need to get a State Water Resources Control Board (SWRCB) approval/permit for each infrastructure change. Laurie is the liaison with our two representatives of the SWRCB in San Diego.**

**Permitting Process** with the SD Office of the State Water Resources Control Board *(answers from Lettie Padilla, Water Resources Control Engineer who has been assigned to work with BMWCo by phone on Friday, July 18 after Board meeting.)*

**Fees:** *No cost/fees associated with permitting process for infrastructure upgrade/replacement (for example, replacing the 8K gallon concrete tank).*

**Review/Approval Time:** *Estimated 2 week review and approval process once application is complete. Expect some back and forth.*

*We are not yet a permitted State Public Water system - working on our application.*

**will need to have approved plans for all of the cited items from Joseph-and-team's visit in November 2024 before the state can issue our permit:** *The main items were*

- Replace "transfer tank" 10K gallon gunite tank on Cold Springs trail
- Replace upper gunite storage tank
- Replace overflow line on 25,000 gallon steel tank
- Cross Connection Control Program established

#### Annual meeting:

- Laura may be available for the meeting Labor Day after all. Returning late Aug 31.
- Robert Lopez likely cannot be available Labor Day - Leaving Aug 28.