

Musick Meadows Mutual Water Co. #2
Post Office Box 102
Shaver Lake CA 93664

Annual Stakeholder Unapproved Minutes
July 2, 2022 9:00 AM
41603 Music Drive – Aitelli/Schroeder Cabin
4 board members
8 stockholders
15 Proxys
27 total votes

Call to Order at 9:10 AM

Introduction of Board

- Board members in attendance introduced themselves. And President Mike Leonardo talked about the board members who could not attend today. Mike thanked the Aitelli/Schroeder family hosting the meeting today and thanked everyone who came to the meeting.

Self-Introductions of Shareholders

- Shareholders introduced themselves and where the cabins were located.

Approve 2021 Annual Stakeholder Meeting Minutes

1. Dean MacDonald motioned for approval Tom Borchardt 2nd all in favor

Status of Water System

- Mike Leonardo went over the changes in last year and testing requirements. There are some repairs at the pump house next to the storage tank that were not completed in 2021 due to availability of companies to do the work. The board received one bid for the work, and will get one more bid for the job. This will require for the water to be shut off at least 8hrs and maybe into next day. An email will go out to all property owners of dates and times (we are asking the work be completed in October)

Critical Water Conditions

- This is the 3rd year of a drought, please conserve water, fix water leaks. Remember to turn off your water at the meter to prevent leaks when you leave your cabin. If you forget the Water Master can be called to turn off your water.

Water Testing

- Water Master explained that we are update on scheduled water testing, in 2019 we had a hit on the lead and copper testing, (since all have been good) but we are still required to do additional testing. The Waster Master explained he had not continued with the additional testing so the State Water board issued a violation for not continuing the

testing. The Water Master will get the additional testing done. California is asking each person only use 54 gallons a day during the drought.

Consumer Confidence Report

- The report was completed by McMor (the certified company that is over MMMWC#2) and has been either emailed or mailed to property owners and posted at the bulletin board

Water Usage Update, Eye On Water App

- The app lets the Water Master know of any leaks. We would like everyone to use the app and monitor their own water leaks also.

Tank Inspection Update

- Kevin Peck went over the inspection that was done last fall and the maintenance of coating the nuts and bolts to preserve the Water Storage Tank. There will be another inspection in August 2022 of the electrical (by doing these inspections and maintenance 10-20 years could be added to the life of the storage tank which has a 50–60-year life span.

Snow Removal Contract

- Kevin asked if there were any major concerns with the snow removal for this last year. Snow berms left were the only concern, Snow removal Co works well with the home owners. Our contract goes through 2024.

Financial Review and Financial Status

- The 2021 taxes and Review were completed. Our previous CPA Moss Adams can no longer do our taxes and we now are using Krikorian & Company Accountancy Corporation. The accountant that worked on our taxes was impressed how organized MMMWCO#2 is and how we handle the financial affairs. The 2021 review will be posted on the web site. There is one glitch that has been going on forever it seems like. Every Accountant has filed an HOA paper for MMMWC#2. We are not an official HOA. We have asked the accountant office what procedures should be taken. This will be a long-time decision and what is the best course for MMMWC. Tom Borchardt is a retired CPA and sits on board for CPA's. Tom explained that Moss Adams does very large companies and Audits and why they could no longer do our audits and taxes. Regarding our audits and taxes, Tom said we are very low on the list that IRS would be looking at as long as everything is in the normal ranges for our type of business.

- The Capital funds are doing well as the can. The full amount in the fund \$136,102.06. The last increase for the Equipment Replacement Fund is this year (\$120.00) it will remain at this level unless the board finds an increase is necessary to keep up with inflation.

2022/23 Budget and 2022/2023 Fee Schedule

- Kimi apologized that the budget and Fee schedule were not available before the meeting, there were some items that were only approved at the Board AM meeting today. There is a new Fee schedule for water loss/Prevention. Budget and Fee schedules will be emailed or mailed to all the property owners. Unfortunately, there are more and more rentals, new generations of new families using cabins. The problem is either leaky toilet, broken lines, wrong water meter is turned on and not turned off when the correct meter is turned on. There are many repeat offenders to this problem. To date MMMWC has not fined anyone or placed a lock on the meter. The board felt it has become necessary to take the next step to conserve the water that we have, the new Water Loss/Prevention has 4 different areas that we can more control over to turn off water and lock meter, if necessary, plus the fees and payments are included.

Nominations & Election/Re-election of Board Members

- Dave McEwen who was on the board sold their cabin which has created on vacancy on the board. Greg Tallman (Mac Donald/Tallman cabin) has been nominated by Chris Konze. Stockholders were asked if anyone else was interested. No interest and Schroder motioned and Borchardt second all in Favor. Welcome to the board Greg.

Meeting Adjourned at 9:53AM

PLEASE CONSERVE WATER – Owners Are Reminded That MMMWC#2 Does Not Allow Outside Use of Water