

MINUTES OF THE ANNUAL MEETING OF THE MEMBERSHIP OF
TWIN HARTE VALLEY MUTUAL WATER COMPANY

July 20, 2024

The annual meeting of the membership of the Twain Harte Valley Mutual Water Company was held on July 20, 2024 at 10:00 am at the Twain Harte Community Center located 18815 Manzanita Dr., Twain Harte, California. Present were Directors Chris Trott, Kari Kirby, Sean Gast, Jeribai Tascoe and Irv Pearson. Director Gary Green was absent. Also in attendance were Jody Trott, Christina Paul & Jeremy Blaney, Tony & Carole Reyes, Dick Rauschmeier, Rich & Nancy Schwarzmann, Kathi Joye, Dave & Wendy Redfern, Barbara Ericson, Joe & Betty Zertuche, Nancy Murphy and Mike Talley.

The first matter to come before the membership was the presentation on the benefits of and how to become a Firewise Community given by Karen Caldwell, Tuolumne Fire Safe Council Firewise Coordinator.

The next matter to come before the membership was review and approval of the last annual meeting minutes of July 29, 2023. A motion was made by Kathi Joye accept the minutes as written. Carole Reyes seconded the motion. The motion passed unanimously.

The next matter to come before the membership was a report of the outcome of the Annual Election for three Board members. Kari Kirby reported that of the 37 ballots returned, Chris Trott and Gary Green both received 37 votes and Jeribai Tascoe received 34 votes. The President reported that the Members voted to keep the existing slate of officers for the upcoming Fiscal Year: President = Chris Trott and Director = Gary Green. Jeribai Tascoe was voted in as Director to replace Irv Pearce. Sean Gast is currently Acting Vice President to replace Al DeBella for the duration of Al's term.

The next matter to come before the membership was the financial report and budget for the 2023-2024 Fiscal Year presented by President Chris Trott. As of June 30, 2024, cash on hand was \$107,108.05, with \$137.00 outstanding dues and an overpayment credit of \$255.76. A review and explanation of the Budget vs. Actual Expenses for the Fiscal Year followed. Insurance was slightly over budget due to an increase in fees. Plant Operator increased due to a raise increase to both operators. Raw water purchases were higher than budget as a result of TUD raising their rates in August. The 2023-2024 actual expenses included \$5,643 for the new shed at the water plant, which was unbudgeted. Total expenses were \$61,406 under budget by \$11,189. The remaining balance of the budget was transferred to Reserves in July 2024. A motion was made by Rich Schwarzmann to approve the 2024/2025 proposed budget (\$90,480.00) and the financial report as presented. Christina Paul seconded the motion. The motion passed unanimously.

The next matter to come before the membership was the President's Report on company operations. Chris Trott reported on the following.

- The THVMWC water system is running well; however, the equipment is old and in need of urgent repair and/or replacement. We continue to seek financial assistance via low interest rate loan or a grant

- Water use has increased at an all-time record. Usage is up 1.8 million gallons YTD June 2024 compared to YTD June 2023. We are still concerned about system leaks that have not been identified. Some additional increases could be related to more short-term rentals and an increase of full time residents. It was been recommended to use a listening devise to find leaks.
- A new federal law requires that we inventory each household's main water pipe and material to make sure no one has lead or galvanized pipes. Surveys are due August 15, 2024 from each member household
- Fremont hydrant repair was completed. Debris was stuck in the foot of the hydrant causing part of the problem. Hydrants have been painted. It was been recommended to seal with a UV coating to prevent fading
- Water quality reports continue to pass with flying colors
- Website is up and running. Payments of all amounts are now available. Board agrees to further research ACH payments.
- Membership communication: The board plans to use the email feature from the website to communicate to the members on updates and emergencies related to the water system
- Community Work Day was held in April 2024 – Nine members/board members showed up to help. Sean and crew completed clearing the Mt. Elizabeth tanks. Burn piles were left for us to burn when fire season is over

The next matter to come before the board was the RCAC MHI survey report. RCAC was 4 households short of getting to the 78% survey response that was needed to meet the State Water Board requirements for an “official” Median Household Income Report. As a result, RCAC had to use the maximum income default value of \$1 million for each of the additional 4 households which very much skewed the average MHI upward. Even with the extra \$4 million of income added in, MHI for Twain Harte Valley MWC owners is \$66,780. This is about \$500 below the State Water Board's cutoff so we qualified as a Disadvantaged Community (DAC).

The next matter to come before the members was to review and approve the new water rate dues to be effective July 1, 2024. The board proposed to raise water rates by 2% as laid out in the RCAC 2022 Rate Study Report. New water rates for active connections will be \$840/year (\$70.00/month) and for vacant lots \$120/year (\$10/month). President Chris Trott noted our rates (\$70.00) in comparison to TUD (\$96.27) and Twain Hate CSD (\$86.27) using a 3 year average monthly water use per household. Upon motion duly made, seconded the new rate structure was approved by the board.

The final matter to come before the membership was a list of proposed goals for the upcoming fiscal year. They were as follows:

- Replacement of Quaker tank and pipes
- Financial help for tank replacement via grant or low interest loan

There being no further business, the meeting was adjourned to a meal of barbecued hot dogs, chips, and cookies!

Kari Kirby
Kari Kirby, Secretary/Treasurer