

IRISH BEACH WATER DISTRICT

Continued Meeting of November 1, 1986

In compliance with the By-Laws of the Irish Beach Water District, a meeting of the Board of Directors continuing the meeting of September 13, 1986, was held November 1, 1986.

The meeting was called to order at 9:35 a.m. by Chairman Robert H. Smith.

BOARD MEMBERS PRESENT: Robert H. Smith, Wilfred Edelbrock, Doug Blair.

ALSO ATTENDING: Ken McKaig, Treasurer; John Acquistapace, Systems Manager; Ruth Lyman, Office Manager; Betty Woodward, Secretary; and an audience of 16 property owners. The meeting was attended briefly by Rick O'Neil, Tom's Plumbing Company, Gualala.

Minutes of the meeting of 9/13/86 were read and the following corrections were made:

- ✓ 1. Treasurer's Report, page 1, "Other income brought the total to \$15,000." This should read "Other income totalled \$15,000."
- ✓ 2. Page 3, paragraph d, effective date should be 8/1/86 rather than 9/1/86.
- ✓ 3. Page 4, peak usage, stated as 202, should be 212.

Mrs. Lubeck from the audience commented regarding the minutes: 1. Treasurer McKaig should not be listed as a Board member. 2. She was unable to reconcile certain figures in the Treasurer's report, but Chairman Smith said this would be reviewed in the present meeting. 3. She reminded the Board that the resolutions passed in the 9/13/86 meeting should be numbered.

Mr. Blair moved that the minutes be approved as corrected. Mr. Edelbrock seconded. Both members voted for the motion. Passed.

TREASURER'S REPORT for the fiscal year and for the month of September, 1986. (Exhibit A) Mr. Edelbrock inquired about the item of \$424.50 for legal expense. Chairman Smith said this was payment to Attorney Ruprecht for the Stornetta meeting, an item previously approved by the Board. Mr. Edelbrock asked that this item be voted on separately because of the Board Resolution that the developer pay all expenses related to Mallo Pass.

Chairman Smith said it had been the Board's position that there was a water shortage, that the developer was not going to pay for it, and that the Board had a permit to take water from Mallo Pass. He said the previous arrangement had been that the developer and the District would pay for the percentage of water used by each. Recently, however, he said the Board has decided not to go into Mallo Pass to cover the shortage.

Mr. Doherty from the audience said that a Board which included Mrs. Mickey Elder on January 2, 1975, passed a resolution that all expenses for new development would be borne by the developer or the individual purchaser. He said the residents of

Irish Beach paid for water for Units 5, 7 and 8 because the developer did not furnish enough water. Chairman Smith replied that the key issue is the definition of new development, that the developer, by digging a well and laying a line to Nichols Ranch, had provided 20 gpm for Units 5, 7 and 8, and that the Board had accepted this. He said the other issue is the Water District's responsibility to provide water for complete build-out. He said that now, thanks to Mr. Blair, the Board has a blueprint for providing water and he opposes going back on an accomplished act, which was approved by the Board.

Mr. Edelbrock opposed the item in question on the grounds that while a resolution to the contrary was in effect, a majority vote approved this expenditure.

Mr. Blair moved that the Board approve the operating statement as presented. Lacking a second, the motion died. This item is to be on the next meeting's agenda.

PROPOSED BUDGET, FISCAL YEAR 1986-87. Exhibit B.

Treasurer McKaig at Chairman Smith's request explained the lined-out items as items which need to be done, but which have been deleted this year because of insufficient funds. Mr. Blair expressed concern that the Number 8 well pump is not operating properly and that some residents have questionable water pressure. He urged that the Board get its equipment in first-class shape and save money on other items; for example, volunteers could turn valves in an emergency rather than keeping personnel on standby.

Mr. Edelbrock recommended that the fire truck be painted in the coming year. He and Mr. Blair agreed that the Board should have a closed meeting to discuss personnel matters and an open meeting for general discussion of budget items.

Mrs. Lubeck noted that there is no amount in the budget for Social Security; she was told that the Board, as a public agency, need not contribute to Social Security and does not qualify for the State plan until it has three or more employees. The Chairman said the Board should look into enrolling in some type of retirement program.

Mrs. Lubeck questioned the Office Manager's travel expense being budgeted for the same amount as for the Systems Manager. She questioned no heat being provided for the Systems Manager's office. She asked if the County Auditor's report is available to residents and was told that it is.

The Board decided to continue the current meeting to November 8 for discussion of budget: closed 9:30 to 10:30 for personnel items; public meeting to begin at 10:30. Mrs. Lubeck asked that material provided for meetings be posted for public review. Chairman Smith agreed.

STATUS OF PAINTING CONTRACT. Chairman Smith reported that the painting contract is finished, the subcontractor will put in the cathodes this week, a water sample has been sent to the lab, and test results are awaited.

REPORT ON COST OF SUMP PUMP AND METER. After discussion, Mr. Edelbrock moved that a Hach pH meter be bought at a cost not to exceed \$50. Mr. Blair seconded. Passed. Mr. Blair moved that a sump pump be purchased at a cost not to exceed \$550. Mr. Edelbrock seconded. Passed.

FENCE JOB AT WATER TREATMENT PLANT. The balance of \$2,000 is being withheld because the work is unsatisfactory. Office Manager is to write the contractor to request prompt correction.

WATER BILLS, DR. KUHL, DR. WEAVER. Letters, Exhibit C. Chairman Smith reported that water meter serial numbers for these two houses were reversed in the District's records. Corrected charges since March 1, 1985, have been sent to Dr. Kuhl and Dr. Weaver.

AQUA RESOURCES BILL FOR SEPTEMBER SERVICES. Mr. Edelbrock moved to pay this bill of \$274.05. Mr. Blair Seconded. Passed. Mr. Edelbrock suggested increased use of Department of Health personnel, and Mr. Blair suggested curtailing the use of private consultants.

ITEM NOT ON AGENDA. Treasurer McKaig reported that the Department of Water Resources is not sure it can put training expense on the loan list. The Board may have to substitute another item to keep the loan at the same amount.

ITEM NOT ON AGENDA: Septic Tank Inspection. Chairman Smith referred to the District's responsibility to be sure that every septic tank is opened, inspected, and, if necessary, pumped every five years.

Mr. Blair moved that the Board accept Tom's Plumbing Company's offer to advise the Board and each home owner when an inspection is due, this to be done at no charge to the Board and with no suggestion from the Board to the owner that Tom's Plumbing Company be used to do the work. Mr. Edelbrock seconded. Passed.

ITEM NOT ON AGENDA: 1987 membership dues, Special Districts Association. Mr. Edelbrock moved that the 1987 dues of \$66 be paid. Mr. Blair seconded. Passed.

REPORT ON DECISION OF BOARD REGARDING WATER FROM MALLO PASS TO SUPPORT PROPOSED NEW DEVELOPMENT. Chairman Smith reported that an agreement between the Moores and the Stornettas had been drawn up by Mr. Carter, attorney for both parties. (Exhibit D) The Stornettas had agreed to bypass a minimum of 135 gpm during the dry period. Chairman Smith said that the Board had been advised that Lee Welty's test, with the Stornetta pump running, indicated a total flow of 385 gpm, confirmed by Mr. Blair and Chairman Smith the next day, following Welty's test. He also reported that with the move of the diversion point back to its original point at the culvert on Highway One, Fish and Game has withdrawn its objection as long as no dam or fish impediment is installed in the stream.

Chairman Smith believes that the Board's requirements set out in the resolution passed September 13, 1986, have been met. A Board Action by Majority Written Consent (Exhibit E) was signed by Chairman Smith, Mr. Blair, Mr. Hofer, and Mr. Hickey. Mr. Edelbrock did not sign. The Mendocino County Board of Supervisors subsequently concluded that there is sufficient water for new development at Mallo Pass.

Mr. Edelbrock said he did not sign because since the Chairman had called no special meeting as he had said he would do, the public had no chance to know about the action before the fact. He said the County Counsel shared his misgivings.

Mr. Lubeck from the audience said that two of the County Supervisors voted No because there had been no public meeting.

Chairman Smith said it had been made clear at the previous meeting what the Board intended to do.

Mr. Blair presented a publication, California Water Works Standards, page 11, regarding source water availability, which means to him that the District's shortage may be even less severe than was thought. The Standard states that where the capacity of the source varies seasonally, the source capacity shall be the capacity at the time of maximum demand. Using this standard, at peak demand Irish Beach has more water than it needs, and at the 1986 usage figures would never need additional water. Mr. McKaig reminded the Board that in July, the peak period of 1986, the 34 permanently occupied houses averaged 186 gallons per hookup. Mr. Edelbrock commented that the Board should consider that at some point the rental homes may be fully occupied.

ITEM NOT ON AGENDA: Fire Department's responsibility regarding debris. Chairman Smith read a letter (Exhibit G) regarding debris on lot 105, Unit 1, Burns; 85, Unit 1, Salido; 44, Unit 3, McCabe; lot between 34 and 41, Mendocino Coast Properties. The debris on these lots is described as unsightly and a fire hazard, and appropriate action by the Fire Marshal is requested.

Chairman Smith said the Board has the authority to abolish "a dangerous nuisance." Action has been taken by the Fire Chief on two of the lots and the Board will write to the other two owners. Chairman Smith will ask the Fire Marshal to report violations to the Office Manager, who will write to lot owners and use Small Claims Court if necessary.

MR. EDELBROCK REGARDING PERFORMANCE OF THE BOARD: Mr. Edelbrock said the Board had asked him to look into changing the by-laws to allow a meeting every other month. He reported that the change requires a vote of the people, or four-fifths vote of the Board of Directors and Board of Supervisors' approval. He recommends that this be on future agendas to get a four-fifths vote. He also suggested that resolutions be placed on every agenda until the action is completed.

At the last meeting Mr. Edelbrock had asked the Board for the right to look into adopting a one-man, one-vote method of electing Board members. He learned that the County Counsel will change the procedure without charge from voting by assessed valuation to voting one-man, one-vote. Mr. Edelbrock polled the Board with this information and was told to go ahead. The request is on the waiting list for County Counsel action. Mr. Edelbrock asked for a resolution affirming the poll.

Disagreement was expressed on this issue between Chairman Smith and Mr. Edelbrock. Mr. Edelbrock said his poll of Board members was for permission to ask the County Counsel to proceed with this change and that all members agreed. Chairman Smith said Mr. Edelbrock was empowered only to ask the County Counsel the amount of any charge for this service.

Mr. William Moores asked for a delay in action until he has had time to obtain an opinion himself from the County Counsel.

Mr. Doherty said no such opinion is needed since such actions have been done previously as with the Irvine Water District and with reclamation districts.

Mr. Edelbrock moved that the Board of the Irish Beach Water District request the County Counsel to take what legal action is necessary to change the voting procedure from assessed valuation to one-man, one-vote.

Mr. Blair asked if such an action could be taken without having been posted on the agenda beforehand.

Chairman Smith said he wanted a letter from the County Counsel "to support the position." Mr. Edelbrock said he had not requested a written opinion, but had asked only about the possible cost. Mr. Doherty said there is no need to ask for such an opinion when this action has already been taken elsewhere.

Mr. Edelbrock withdrew his motion, the matter to be placed on the agenda for the next meeting.

Mr. Edelbrock continued with his concerns regarding the performance of the Board. As examples he gave :

1. The resolution of the Water Board signed by Hays Hickey on December 1, 1979. Mr. Edelbrock has raised questions with Mr. Hickey regarding possible inaccuracies, but has received no answers.

2. Chairman Smith's letter to Mendocino County Planning Commission on May 13, 1986, regarding William Moores applications regarding Nichols Ranch. Mr. Edelbrock felt that the letter purported to come from the Water Board, but since he had had no opportunity to say how he felt on the issue, he felt the letter actually reflected Chairman Smith's personal opinion.

3. Progress report on Mallo Pass for 1985, signed by Chairman Smith on January 13, 1986, which states "Engineering on the diversion project mainline pump station is under way. We expect construction of the new system during the 1986 calendar year."

Chairman Smith responded to these examples:

1. He has no knowledge of the first example.

2. Regarding his letter to the Planning Commission, he quoted from the Minutes of the April 27, 1986, meeting of the Water Board: "Chairman Smith presented a packet from the Mendocino County Planning and Building Services regarding a request to amend the Coastal element of the general plan for Irish Beach submitted by William Moores. This involved changing Unit 9 from 78 units to 44 units and putting a small commercial development at Nichols Ranch. The Planning Commission set a deadline of May 6. Chairman Smith will request an extension. Mr. Hofer and Chairman Smith will read the packet and reply."

He also read aloud the entire letter to the Planning Commission, which he stated he believes to reflect the position of the Board at that time.

3. Regarding the progress report: In 1985 the Board hired Aqua Resources to do preliminary work for putting in a development at Mallo Pass. This reflected the Board's position over a long period until the recent change.

Mr. Edelbrock urged better communication and sharing of important correspondence with all Board members.

Mr. Edelbrock moved that the meeting be adjourned to the planning session set for November 8 at 9:30 a.m. Mr. Blair seconded. Passed.

Respectfully submitted,

Betty Woodward
Betty Woodward

IRISH BEACH WATER DISTRICT

Fiscal Year 1986/87

B U D G E T

OPERATING EXPENSE

SOURCE IMPROVEMENT		\$ 2,748
Secure Permanent Easement, Lower Dam (Perk, Topo. Survey, Pave, Trees)	984	
Concrete Stream Bed, Upper Dam	576	
Furnish & Install Security Signs at Dams and Sediment Tank	180	
Fence Sediment Tank	1,008	
SOURCE MAINTENANCE		1,048
Backhoe Behind Both Dams	364	
Grade Roads and Clear Drainage Ditches	384	
Replace Damaged Above Ground Pipe	300	
PUMPING SYSTEM IMPROVEMENTS		8,776
Furnish and Install Security Signs at Tank Sites	180	
Install Two Fire Hydrants (\$2,033 Parts)	256	
Fence #3 Tank	1,500	
#3 Tank Improvement FY 86/87 (Not on State Loan)	6,840	
PUMPING SYSTEM MAINTENCANCE		252
Repair Pumping System to #8 Tank	252	
PUMPING SYSTEM EQUIPMENT		400
Slush Pump -SUMP	400	
PUMPING SYSTEM UTILITIES		1,776
P G & E and Telemeter	1,776	

IRISH BEACH WATER DISTRICT

Fiscal Year 86/87

B U D G E T

OPERATING EXPENSE

WATER TREATMENT PLANT IMPROVEMENTS		\$ 500
Furniture & Shelving	455	
P. H. Tester	45	
WATER TREATMENT PLANT MAINTENANCE		240
WATER TREATMENT PLANT CHEMICALS		408
WATER TREATMENT PLANT LAB TESTS		300
WATER TREATMENT PLANT UTILITIES		360
OFFICE RENT		1,800
OFFICE SUPPLIES		1,980
OFFICE UTILITIES -Telephone		480
DIRECTORS EXPENSE		600
SYSTEMS MANAGER - SALARY		12,200
SYSTEMS MANAGER - MILAGE & EXPENSE		1,000
OFFICE MANAGER - SALARY		9,000
OFFICE MANAGER MILAGE & EXPENSE		600
SECRETARY SALARY		864
PART TIME EMPLOYEE		1,500
PART TIME MILAGE & EXPENSE		144
INSURANCE		6,372
Unbrella -SDIA Aug/July (250,000 deduct)	3,522	
Errors & Omissions SDIA Aug/July \$250,000)	2,100	
Workmans Compensation May/April	750	
PAYROLL TAXES		576
SDI	200	
Unemployment	376	
AUDIT EXPENSE		600
UNDISTRIBUTED RESERVES		7,000

IRISH BEACH WATER DISTRICT
 FISCAL YEAR 1986/87
 B U D G E T

· OPERATING EXPENSE

FIRE DEPARTMENT		\$5,552
Operating Expense	180	
Maintenance Expense	200	
Equipment Expense	600	
Truck Insurance (North Coast 4/86/87	2,088	
Workmans Comp Insurance - VF	1,250	
Utilities	234	
Paint Truck	1,000	
Total Budget		\$67,076
Total Income		\$63,659
		\$ -3,417

January 10, 1987 - Board moved to approve this budget as corrected,
 Budget to be balanced by using \$3,417 from
 Current Reserve Funds.

IRISH BEACH WATER DISTRICT

Meeting of November 8, 1986

In compliance with the By-Laws of Irish Beach Water District, the continued meeting of the Board of Directors held November 1, 1986 was adjourned to November 8, 1986 at 10:30 a.m.

Board Members Present: Robert H. Smith, Wilfred C. Edelbrock, Douglas H. Blair

Also attending: John Acquistapace, Systems Manager, Ruth Lyman, Office Manager and an audience of approximately 15 property owners.

The meeting was called to order at 10:37 a.m. by Chairman Robert Smith.

✓ Smith opened the meeting by informing the assembly that as previously announced and posted, a closed meeting had been held beginning at 9:30 a.m. for the sole purpose of discussing that portion of the FY 1986/87 budget dealing with wages and salaries.

Director Blair stated that the Board had reviewed wages and salaries in depth and that the findings of that session would be announced as a part of the budget discussion at the meeting now in session.

Approval of Treasurer's Report as of 9/30/86 - Director Edelbrock moved the Board accept the Operating Statement of 9/30/86, but leave out item for legal expense to be considered at a later date. After some discussion, Blair said he could not second the motion. Motion passed to next meeting for lack of second.

Budget FY 1986/87 - Proposed Budget had been presented by Treasurer McKaig at previous meeting, had been studied by the three members present in detail. Smith turned the budget discussion over to Blair, provided copies to the audience and invited questions.

✓ Blair prefaced his remarks by expressing his concerns that Capital expenses were mixed in with operating expenses and that there were several Capital items which would have to come out of Reserves. He recommended establishing an Undistributed Reserve Account. He also commented that he found wages and salaries approaching one half of the total operating budget. He stated he believed the Board could find ways to reduce wages and salaries and still fairly compensate employees.

Blair, Edelbrock and Smith examined the proposed budget line by line and discussed a number of improvements and revisions.

Since a number of changes had been made, Smith suggested that the budget should now be retyped, showing the proposed changes and should be discussed with the Treasurer.

Edelbrock moved that Director Blair work with Treasurer McKaig in light of the changes and bring the revised budget back for approval at the next meeting. Seconded by Blair, carried.

Proposal to Change By-Laws regarding number of meetings. Edelbrock explained that one method of accomplishing this change is by 4/5 vote of the Board and this would not be possible at this meeting with only three members present. He moved that the By-Laws change relative to the meeting of the Board be put on the next Board meeting's agenda. Second, Blair, carried.

Report on Lots Needing Cleanup - Chairman Smith reported he had given a list of four lots needing clean up to the Fire Chief/Fire Marshall to check out.

Mrs. Lubeck from the audience stated that she had observed that 3 of the 4 lots in question had been taken care of. Smith said that following the Fire Chiefs inspection, a letter would be sent to the owner of the remaining lot, specifically, lot 44, unit 3.

One-Man, One-Vote - Director Edelbrock gave some background on the proposal which had been discussed at the previous meeting, saying he had sent the Board copies of his letter to the County Counsel following verbal board approval.

Director Blair recalled that at the previous meeting, a vote on the matter had been postponed to allow the Developer time to respond, and believed he should be allowed to do so at this time, if he so chose. If not, Blair said, he was in receipt of a petition signed by many of the property owners in the area which states their basic desire in regard to the one-man, one-vote situation. Attachment A

Gertrude Elder, speaking for the Developer, presented a memorandum from Attorney Jared Carter, which she read to those present. Attachment B

Following a lengthy discussion, Blair moved that the Board accept the property owners resolution, which says that the Board shall seek to change the electoral procedure and that the Board shall seek the aid of County Counsel in pursuit of the change. He moved "I move that we resolve as stated in the printed resolution that has been presented to us and accept that resolution as written." Seconded, Edelbrock, carried.

Edelbrock moved the meeting be adjourned to January 10, 1987 at 9:30 a.m. Second, Blair.

IRISH BEACH WATER DISTRICT
Minutes - January 10, 1987

The meeting was called to order by Chairman Robert Smith at 9:32 a.m.

Board Members Present: Robert H. Smith, Wilfred C. Edelbrock, Douglas H. Blair and Ken Hofer. Absent: Hays Hickey.

Also Attending: Office Manager Ruth Lyman, Systems Manager John Acquistapace, Cora Matheson, recording minutes and nine property owners.

Minutes of Previous Meeting: Edelbrock moved minutes be approved as typed. Blair seconded. Motion carried.

Treasurer's Report: Smith read a letter of resignation from K. H. McKaig to be effective January 6, 1987. Edelbrock moved that the Board accept the resignation with regret. Blair seconded. Motion carried. A letter was read from Chairman Smith to Mr. McKaig expressing the board's appreciation of Mr. McKaig's untiring efforts and professionalism in his years of service on the board.

ATTACHED

✓ Appointment of Treasurer: Smith put forward Charles Woodward for the position. Edelbrock moved that Charles Woodward be appointed to replace Mr. McKaig as treasurer citing his national and international business knowledge. Blair seconded. Clarification: According to our by-laws the position is not a paid position. Motion carried.

✓ Appointment of Secretary: This position would be one of administrative function of the Board with the exception of financial area. Blair moved that Director Edelbrock be appointed to fill that position. Hofer seconded. Motion carried with Edelbrock abstaining.

✓ Voting District Change Process: Blair asked the board appoint a Tax Collector-Assessor as required by the by-laws. Edelbrock moved the board appoint Doug Blair as Assessor and Tax Collector for the Irish Beach Water District. Hofer second. Motion carried.

Proposed By-Law Change Regarding Meetings: This proposal is to increase the regular meetings of the Water District board, change the date and time. Edelbrock moved Article V, Second 5.1 be changed to read as follows:

ARTICLE V

Meetings of the Board

- 5.1 "Regular meetings of the Board of Directors shall be held without notice at the District Office at 9:30 a.m. on the second Saturday of January, March, May, July, September and November of each year."

✓ Hofer seconded. Vote: Ayes; Smith, Edelbrock, Blair and Hofer. Nays; None. Motion carried. The County Board of Supervisors must approve this by-law change for validation.

Budget Approval: After discussion to change the proposed budget to make it balanced, Doug Blair moved that \$3417 be transferred from the Reserve Account into Income to bring the budget into balance at \$67,076. Edelbrock seconded and motion carried.

Status of Voting District Change: Blair stated that under law, certification of the Secretary must occur first and then the petition of the property owners be accepted afterwards. This shorter, less costly process will proceed.

New Development Meeting: Blair reported that he had met with Bill Moores, developer, and Dave Clark of Dept. of Health. Bill Moores has hired an engineer to work on a diversion center and a designer for a filtration plant to treat water from Mallo Pass prior to developing Unit 6 and Unit 9. Bill Moores has Cal Trans permission for pipes but not for a treatment plant on Cal Trans property and still needs Coastal Commission approval on the proposed units.

As previously discussed in board meetings, Blair suggested that the current system be duplicated so that there is only one type of system within the development and invited them visit to look at the existing system. A copy of existing plans have been forwarded to them. Blair also stated that a 35 gallon/per minute system is required and that since there was little difference, a 50 gpm is most likely. The state will require every pumping station have two pumps (one in use and one on stand-by). He also said that the #3 tank could be cut out of the system if needed if there were a larger tank up on Unit #9. Mallo Pass could be used to serve everthing or Irish Beach Creek could be used to serve everything with this addition. Three days storage can be required in the new units. Blair stated the boards desire to work closely with the designer to insure the Water District's needs are met.

Water Pressure Solution to Unit Four: Blair proposed a solution requiring shovels and not backhoes to increase water pressure and insure better fire protection. This would be done basically by changing the existing system to divert all but four lots to tank #3, leaving the four to be served at the existing pressure from tank #1. Blair moved that the necessary changes be made to piping to most of lots in Unit 4 and one line in Unit 7 (up Pomo Lake Drive) at an expenditure of approximately \$4000. Hofer seconded. Motion carried.

Reports on Miscellaneous Projects: Pump Purchase - few more small items to be purchased for installation; Shelving, Desk and Chair at Treatment Plant - Smith built the shelving and kept the purchases around \$100; One Fire Hydrant is installed; Two lot owners will be notified to clean up fire hazards and eyesores on their property according to fire codes. The powers of board will be checked regarding imposing leins on said property for clean-up.

SDIA Insurance: Edelbrock reported they are insured, and although the insurance carrier was unable to obtain the one million liability on the fire truck, they will continue trying). There is \$250,000 coverage otherwise.

Board Members Responsibilities Proposal: In an effort to spread work among the board members since they have no staff, Smith proposed that each board member accept a definite area of responsibility in which they are responsible for research and preparedness at meetings. He proposed the following board members accept the following areas:

- Engineering -- Doug Blair
- Treasury -- Charles Woodward
- Administrative/Secretarial -- Wilfred Edelbrock
- Fire Department -- Ken Hofer
- Sewage Disposal &
Septic Tank Maintenance -- unnamed

Septic Tank Inspections & Pumping: Edelbrock expressed concern over board liability in case of a spill. Inspection every five years and pumping when needed is required. Tom's Plumbing in Gualala offered to enter homeowners names in his computer and notify them when inspection is due at no charge. The inspection of every five years would be from Notice of Completion or from any record of pumping or inspection from Tom's Plumbing or other source. Part-time or full time usage would be treated the same.

ATTACHMENT

Blair suggested riser boxes be installed to facilitate inspections and lessen expenses overall. It was suggested a property owner with no conflict of interests be trained to make inspections and lessen costs to homeowners.

Edelbrock moved to ask Tom's Plumbing to notify the IBWD Board when inspections are due and the Board will officially notify owner. Hofer seconded. Motion carried.

Woodward offered to coordinate effort with the architectural committee to make riser boxes mandatory on new homes. It was suggested that fees be charged to owners of existing homes if digging is required to make the inspection.

Other Business:
In an effort to save money via the Office Manager Blair moved that the Operating Statement be prepared on a bi-monthly basis instead of monthly. Hofer seconded. Motion carried.

Blair also suggested that going from a variable rate in the water rates to a fixed rate would decrease the amount of time needed to prepare billing. Edelbrock stated that a public hearing is needed to change rates and suggested that Blair and Woodward get the facts and figures for the next meeting.

Blair also suggested that the board chairman write a letter to Bill Moores requesting a change in the clause requesting access across Stornetta property twice a year to "at any time of need." Chairman will send said letter.

Doug Blair echoed Wilfred Edelbrock's astonishment at the incredibly small amount paid toward principal on the state loan. Various options to pay the principal down were discussed. Smith appointed Edelbrock and Woodward to check out possible alternatives.

ATTACHED

Edelbrock moved the meeting be adjourned until Saturday, March 14, 1987 at 9:30 a.m. at the Irish Beach Office. Hofer seconded. Motion carried. Meeting adjourned.

In honor of Mr. McKaig's dedication and service, desserts and beverages were prepared by Marge Lubeck and Kathy Edelbrock and were enjoyed by those attending.

I H BEACH WATER DISTRICT
Minutes - March 14, 1987

The meeting was called to order by Chairman Robert Smith at 10:30 A.M.

Board Members Present: Robert H. Smith, Wilfred C. Edelbrock, Douglas H. Blair and Ken Hofer. Absent: Hays Hickey. Also Attending: Treasurer Charles Woodward, Office Manager Ruth Lyman, Systems Manager John Acquistapace, Cora Matheson, recording secretary and 16 property owners.

Minutes of Previous Meeting: Blair moved the minutes be approved as typed. Edelbrock seconded. Motion carried.

Report of Executive Meeting: The Board and John Acquistapace met to clarify the agreement between John and the Board regarding his hours and salary. In summary, the original agreement did not result in a large increase of salary, but primarily a re-arrangement of working hours, giving him some free time and the Board some input into the work. The monthly salary is \$1,013.

Chairman Smith reported on a detailed and interesting report from Mr. Ken McKaig and he wished to thank him publicly for his work. This letter will be retained in the file.

Treasurer's Report: Treasurer Woodward reported assets of \$122,850 and loan of \$129,000, (the loan is a 35 year loan). While there are some reserves their use is not pinpointed and he expressed concern that there are no special reserve funds set aside specifically for repairs or replacement of equipment. He proposed to meet with Blair and anyone else who is interested to work up machine, tank and equipment life expectancy and work up a fund to take care of such expenses.

Rate income versus year to date operation expenses: received \$18,000 with expenses of \$21,000. At the next meeting Woodward hopes to have recommendations for an incumbrance schedule and possible re-scheduling of loan payment. Woodward complimented Ruth for the neatness, accuracy and general appearance of the financial statement. Edelbrock moved statement be approved. Blair seconded. Motion passed.

Smith reported a special fee was collected for the specific purpose of Irish Gulch development. It was estimated at \$100,000 and cost \$75,000 with a remainder of \$25,000. According to the Board motion at the time of the fee, it was agreed that Board action would be required for any excess to be transferred to other uses. There are many possible uses for the excess funds such as paying down the loan, etc. Chairman Smith raised the need for an office space with a truck bay. He asked Mrs. Elder if her offer of a lot still stood. She indicated their plans have changed a little and asked for time to go over her plans. Treasurer Woodward suggested that the Board withhold any action on the excess funds until he has come up with a proposal.

Computerization of District Billing: After discussion regarding the advantages and many uses of a computer, especially regarding the time saving advantages in computing district water bills, Blair moved that an IBM clone computer and letter quality printer with appropriate spread sheet and template software be purchased for the business of the IBWD not to exceed \$2,500. Edelbrock seconded. Motion passed.

Proposed Rate Changes: The rate would be \$.022 per hundred gallon instead of the tiered rate now in effect but with the existing fixed base rate. Figures indicate the most a monthly bill could be increased by this change would be \$.80/month. Discussion followed centering around the reason for changing the rates originally

which was to encourage less water usage. Generally it was felt that the higher rate was discouragement in itself.

Motion was made by Hofer that Public Notice be posted before the next meeting in May that a Rate Change is being considered. Seconded by Edelbrock and passed.

Mallo Pass Status: Motion was made by Blair that the IBWD require a written statement from the Developer stating his agreement to pay for all the costs related to the Mallo Pass development and that this would insure the Developer would not bill IBWD at any time in the future for said development, and that IBWD would have access to diversion pump and electrical switch gears. IBWD will notify the developer by sending the attached letter. Edelbrock seconded.

Discussion between the Board, Bill and Gordon Moores, and property owners present followed. The board restated their desire to close all loopholes of any future costs for water from Mallo Pass Creek. Blair stated the following reasons: Unit 9 development is not needed by the IBWD, and therefore the development of water for this unit is not needed), so IBWD does not want to pay; All facilities and up to 54 gpm will be granted by the developer; All water useage over the 54 gpm is being reserved by the developers as his property; and if the IBWD has to make decisions regarding this water development and operate the equipment, they wish to be able to make ALL decisions regarding the entire useage and facilities.

Developer Bill Moores maintained that they will turn over water equipment and the right to 54 gpm to the Water District but withholds the right to charging for anything over that amount of water. Mr. Lubeck stated that WQCB cases historically have leaned toward the home owners and not the developer in most cases. Bill Moores stated that he agreed with the proposal except that do they reserve the right to charge for water over the 54gpm useage at any time in the future.

Edelbrock moved the question. Motion passed with all members voting aye. Bill Moores asked that the board get advice on whether the motion just passed presented any conflict with previous agreements. Bob Smith stated he will be in contact with the WQCB.

✓ Water Treatment Plant Improvements: Blair reported that two new systems have been installed: one to by-pass questionable water past the tank; the second to recirculate dirty water out of the tank.

LAFCO Letter: Received from LAFCO an authorization form to "establish a policy which trasnfers zero property tax base to district for annexations or re-organizations in conformance with Section 56000 of the Government Code." In order to process annexations, the Board would have to agree to the above statement, sign the form and return. Edelbrock moved to table the 2/10/87 letter until more information is obtained. Hofer seconded. Motion passed. Edelbrock will report at next meeting.

✓ Aqua Resources January Visit and Final Bill: Visit was made by engineer Voytek Bajsarowicz and a lady associate in January and information was given to IBWD. The final bill which was \$750 was not paid until final services were rendered. Now the bill has been increased to \$980.50. Blair moved the bill be marked "Paid in Full" and a check for \$750 be issued. Edelbrock seconded. Motion passed.

Department of Health Services Letter: Letter from Dave Clark dated 2/19/87 was received stating that all lab reports must be submitted on State approved forms in future.

Status of Change in By-Laws:

Meeting date, time, location and special meetings: Edelbrock presented changes in Article V, Sections 5.1, 5.2 and 5.3. He proposed adopting by-laws as presented which were re-written following the Brown Act. Hofer moved they be accepted replacing Board's previous motion of January 10th. Blair seconded. Motion passed with Smith, Blair, Edelbrock and Hofer voting aye. Copies attached.

RE: Voting Requirements: There are three options available to changing the voting requirements. The first being lengthy and costly. The second process has eleven steps and the current step would be Certification of the Secretary. The third would be 4/5's vote of the board members to Change the By-Laws.

Re: 11-Step Process: Edelbrock read a Certification of Secretary stating that 50% of the developable area within the district is devoted to and developed for residential use. This is based on the fact that the Nichols Ranch is zoned agricultural by the Coastal Commission and that there is a State suit pending regarding an unclear area as to whether or not the steep forest can be developed. Blair moved and Hofer seconded. Motion passed.

Re: By-Law Change by Board Vote: This process would require 4/5's Board approval and approval of the Board of Supervisors. Blair moved the following changes be made in the By-Laws: Article III, Section 3.4 be changed to read:

✓ "All Directors hereafter elected shall be registered voters at the time of their election and during their term of office as provided in Section 35055 of the California Water Code.

Article IV, Section 4.1 be changed as follows:

"The election procedure as governed by the Uniform District Election law and the California Water District Law shall be that of a 'Resident Voting District'".

Edelbrock moved that the Board waive the 72 hour notice by a 4/5's Board vote as allowed in Section 54952.2 according to the Brown Act so that Blair's motion could be considered. Blair seconded. Smith, Blair, Edelbrock and Hofer voted aye. Motion carried.

✓ Blair moved that legal counsel be obtained to guide the board through the process. Hofer seconded. Motion passed.

Blair restated his motion and Hofer seconded and added a proposed an ammendment to Blair's motion to insert "Irish Beach" which would make the motion read as follows:

✓ "All Directors hereafter elected shall be Irish Beach registered voters at the time of the election and during their term of office as provided in Section 35055 of the California Water Code."

Edelbrock seconded. Motion on both Article III as amended and Article IV passed with Smith, Blair, Edelbrock and Hofer voting aye.

✓ County Counsel Legal Assistance: Edelbrock reported due to budget cuts, etc. the County Counsel is unable to give the time requested by IBWD. He moved that IBWD allow an amount not to exceed \$3,000 for an attorney to use in the Voting Change process to be selected by Edelbrock. Blair seconded. Motion passed.

Pipe on Nichols Ranch: Edelbrock informed the board that there is a large amount of unused pipe on the Nichols Ranch which might be sold for revenue. He will look into the financial aspects of removal and sale.

Septic Tank Inspection Proposal: A detailed proposal was submitted by Rueben Balzer. Chairman Smith and Mr. Balzer will meet together to work on any possible changes before the next meeting. Edelbrock expressed the Board's appreciation for Mr. Balzer's offer of assistance, especially in light of the Board members work load.

Fire Department Report:

- a. Fire Truck Painting - Hofer reported it is in the paint shop.
- b. Insurance - Received additional insurance from SDIA in excess of \$250,000 with no increase in policy to August 1, 1987. Errors and Omissions insurance in excess of \$250,000 still has not been obtained. Edelbrock reported that there is no actual insurance on the fire truck, only liability. Chairman Smith will assume the responsibility of investigating additional insurance for the District.
- c. Volunteer Fire Department - Hofer reported it is difficult to maintain enthusiasm for this activity with few fires, etc. Manchester is having the same difficulty. He suggested that Irish Beach work with Manchester in joint training sessions but maintain separate operations. He reported that the District currently has two certified EMT's with another planning to train.

Assessment of Undeveloped Lands: Edelbrock brought up the question that if an area is within the district but not generating revenue maybe the Board should consider de-annexation. Discussion followed regarding whether letter dated December 84 from Carter Arnold relieving IBWD of responsibility actually serves as an official de-annexation. John Acquistapace also questioned the status of Arnold's riparian rights. This will be investigated.

Legal Counsel: Blair moved to alter the resolution passed earlier in the meeting regarding obtaining legal counsel to read "and to include any counsel we may need for Board matters". Hofer seconded. Motion passed with no nays.

Central Disposal System - Unit #9: Blair read a list of detailed, involved and expensive requirements of such a system as required by the Regional Water Quality Control Board. He moved IBWD adopt a resolution to resist any and all efforts to install a Central Waste Water Disposal system which requires the degree of attention specified in Order #85-6 of the California Regional Water Control Board; and that we advise Mr. William Moores accordingly and request that he limit the density of Unit #9 to the degree that individual systems would be permitted; that we also advise the Department of Health Services and the California Regional Water Control Board of this decision. Edelbrock seconded. Motion passed with no nays.

Board Resignation: Ken Hofer will be submitting his resignation effective this date. Smith thanked Mr. Hofer for his long years of service on the Board. The Board will meet in a special board meeting on Saturday, March 28th at 9:30 in the Irish Beach Office to appoint a replacement.

Adjournment: Edelbrock moved the meeting be adjourned until the special meeting on March 28th. Blair seconded. Motion passed.

Respectfully submitted,
Cora Matheson
Recording Secretary

IRISH BEACH WATER DISTRICT
Minutes - May 9, 1987

The meeting was called to order by Chairman Robert Smith at 9:34 AM.

Board Members Present: Robert H. Smith, Wilfred C. Edelbrock, Douglas H. Blair and Charles Woodward. Absent: Hays Hickey. Also Attending: Office Manager Ruth Lyman, Systems Manager John Acquistapace, recording secretary Cora Matheson and 14 property owners.

Minutes of March 14 and March 28th meetings: Woodward moved both minutes be approved as presented. Edelbrock seconded. Motion passed.

Agenda Requests: At Blair's suggestion, future agendas and minutes will list "old business" and "new business" to better track the business of the IBWD. He also requested items be indicated as "discussion" or "action" items. Agreed.

Treasurer's Report: Woodward stated that currently the report indicates \$6,000 in arrears and that the monthly report will continue to indicate that for some months. Reasons for this are that the amount for Workmen's Compensation has not previously been indicated in the budget but is now, and some non-budgeted expenditures, such as consultant on water, water flow meter and gravel for Unit #4.

Computer Purchase: The entire purchase of computer and other related hard and software will be under \$2,400. Computerized billing will begin with the next bi-monthly billing.

Edelbrock moved Treasurer's Report be accepted. Blair seconded. Motion passed.

Special Districts Insurance Authority Seminar (SDIA) of 4/27: Smith attended and reported on this mutual insurance group of 101 members of which IBWD is a member/owner. This is a group of a wide variety of special districts who banded together to form their own insurance group. The success of the group depends on the protection from claims each district is able to achieve. This arrangement saves approximately \$4,000 but it also means IBWD board members have to become experts in many areas. For example a data sheet must be maintained on each chemical used such as gasoline, paint, etc. Sample letters and forms are supplied. All board members will have a training session with Smith.

Edelbrock complimented Ruth for the job she has done in filing required state forms.

Board Members Time: A discussion followed regarding the ever increasing demand for time on the board members to become more knowledgeable on a wide variety of subjects. It was suggested that Smith talk to Mr. Hickey.

Approval of IBWD By-Law Change on Article V (Meeting of the Board): Board of Supervisors approved meeting change in the IBWD By-Laws. Now meetings will be every two months on second Saturday which means meetings will be second Saturdays in January, March, May, July, September and November effective immediately.

CSDA Legislative Action Alert SB 1506: This state senate bill allows special districts such as IBWD be represented on the LAFCO board. Hearing date has passed but response of our support will be sent to those listed, with copies to Keene and Hauser for future action.

Certification for Proposed Voting Change: Edelbrock reported that the County Registrar of Voters has accepted Certification of Signatures on the petition to change IBWD voting procedures. Edelbrock moved the attached resolution be adopted regarding changing Irish Beach from a landowner voting district to a resident voting district. Blair seconded. Discussion followed including a letter from attorney Carter of Rawles, Hinkle, Carter, Brigham, Gaustad, and Behnke representing developer Bill Moores in which Carter strongly suggested the procedure be dropped. He also stated that there have been no test cases in the state. The question centers around interpretation of phrase "devoted to or developed" in Section 35041. Blair said he talked with IBWD attorney two days earlier and her recommendation was to go ahead with the resolution and publish the notice in the paper, and that the board could always revise the resolution. The question is whether 50% of the developable area in the district is developed, and whether that 50% means houses or lots available for residential use.

Mr. Lubeck spoke for proceeding with change. Mr. Balzer stated he believe it was time to establish rights of people who live here. Ms Menken stated she was anxious to see it proceed. Bill Moores suggested that the resolution be passed with clause stating that board action would be dependent on IBWD's attorney's advice. Vote was called. Motion passed unanimously.

Edelbrock moved that if the attorney's recommendation be that the resolution regarding voting change was unwise that the procedure be dropped until special meeting on June 6 at 9:30. Blair seconded. Motion passed unanimously.

Pressure in Unit 4: Pressure is so good now that a letter has been sent to residents in Unit #4 requesting the installation of a pressure reduction valve by July 1. This project's costs are \$1,000 under estimated. Blair and Acquistapace's work drew applause from the audience.

Treatment Plant Improvements: A consultant was hired and found that the particular type of water in the district does not respond to the treatment used and the system had to be backflushed too often. Using a new cationic polymer there is a small fraction of the turbidity and it hasn't required back flushing in over a month. The state turbidity minimum is 1.0 and ours is .05 now. There is flow meter for flow of chemicals and the ratio of chemicals is constantly maintained. If the turbidity is increased, an adjustment will be made. For the first time, the Board and John feel they have a first-class water system. The consultant and pulsor cost \$1200 and \$600 respectively, but the result is a much smaller quantity of chemicals used and less operating cost.

Mallo Pass Water Permit #16622: Blair reported that water permit #16622, Section 1392 states that no value will be claimed under this paragraph. This is in response to the Developer's indication at the last meeting that he reserved the right to charge for excess water in the future from Mallo Pass. Blair suggested we obtain a written opinion from the Department of Water Resources staff and also from our attorney.

Bill Moores also suggested that the Incremental Assignment Agreement should be included in the opinion. The board agreed.

Letter from Developer Bill Moores of 4/7/87 Regarding Board Procedures:

This letter regards board action in the March 14 meeting which he felt was too precipitous, with the board members not having time to study documents particularly with regard to the board's decision to not to accept common leach field in unit 9. Discussion followed concerning this project. The board agreed in general that agendas should give more complete description of items.

Possible Changes in Board Operation: Smith asked that this be placed on the special meeting's agenda.

Possible Taxation of Bare Land: Edelbrock asked that it be determined if bare land is a detriment or a benefit; if it is a detriment, should it be de-annexed; and if it is beneficial, what are the benefits? Carter Arnold's situation is that he doesn't want to pay dues or receive services. Woodward stated that since originally this land was obtained for watershed purposes for Irish Gulch, it is a dilemma and the board needs to find out how to handle Arnold's concerns while protecting IBWD's water source. It was agreed IBWD attorney should be consulted in order to proceed properly.

Public Hearing on Water Rate Change: Public hearing was called to order at 11:30 AM. To an audience of approximately 22 property owners Blair recommended the proposed water rate change and explained the motivation behind the rate change was to cut down on clerical work and operating expenses. He stated that it was an attempt to develop a rate that was revenue neutral. With this change the user of 4,000 gallons will be most affected on the plus side and that \$.80/mo would be the largest increase. In the summer months some loss of funds is expected but in the winter months an excess is expected. This proposed method eliminates calculating the five tiers with the fixed and stand-by fees remaining the same. The current rate runs from \$.19 to \$.29 and the proposed rate change would be \$.22/per hundred gallon. The service charge would remain the same.

Public Comments: Mr. Lubeck asked if the rate change would save money in Ruth's time. Blair replied, yes, a great deal. Ms Menken asked if the meter was read every two months would there a slight savings? Blair answered a monthly reading is a benefit because of detection of leaks and large number of non-resident home owners.

Mrs. Engel asked if the tiered rate dropped useage during the drought. Blair replied that it is believed that meter reading, (charging for actual water used), cut the useage more than the tiered rates.

Mr. Lubeck stated support of the audience for the board.

Smith asked for further comments or questions. There were none and he resumed the regular meeting at 11:42AM.

Water Rate Change: Woodward moved that Blair's recommendation be accepted. Edelbrock seconded. Motion passed unanimously.

Residency of Directors Reconsideration: Edelbrock stated that if we proceed with residency voting resolution, all directors would be residents automatically so no action has been taken and asked that further action be deferred until the attorney is consulted. It was agreed that action withheld until further legal opinion is received.

Pipe at Nichols Ranch: 1-1/2" galvanized pipe used to provide water to Units 5, 7 and 8 from a diversion on the Nichols Ranch which proved unsatisfactory and is not needed is there rusting. The diversion was accepted by the board but never deeded to the board. Who owns the pipe? Should it be sold? Also, PVC pipe was purchased by Moores to increase the pressure in Unit 4 but never installed. Who owns this 6" PVC pipe? Originally the developer agreed to increase the pressure in Unit 4 and purchased the pipe. Bill Moores stated that the IBWD board at that time made so many demands surrounding the project that it was dropped.

Septic Tank Inspection: A letter prepared by Reuben Balzer and Bob Smith was presented and corrections made setting up a system to monitor septic tanks. (Attached) Woodward moved the letter be accepted as corrected. Edelbrock seconded. Motion passed. This procedure will be in effect 7/1/87.

Water Rate Change Effective Date: Woodward moved water rate change become effective July 1st with the first billing in September for July and August water useage. Blair seconded. Motion passed.

Interest Rates on Building Loans: Department of Forestry and Fire Protection sent a notice regarding 5-6.5% 40 year loans and information on a grant program for building structures such as fire houses.

Fire Engine Identification: Mrs. Lubeck suggested our fire engine be painted with our identification especially in view of the fact that the painting was done under the estimate. Woodward will look into this.

Board of Directors Terms: Edelbrock stated he will be the only carry-over member on the board as all other positions are up for election. State requires that positions filled by boards are open for election at the next election. There will be one position open for a short term and three for long terms.

Attorney's Bill: Bill of \$81 was presented from IBWD attorney. Blair moved the bill be paid. Woodward seconded. Motion passed.

Meeting Closed: Edelbrock moved meeting be continued to a special meeting on June 6 at 9:30 at the Irish Beach Sales Office. Blair seconded. Motion passed. Meeting closed at 12:15 by Chairman Smith.

Respectfully submitted,

Cora Matheson

IRISH BEACH WATER DISTRICT MINUTES

July 25, 1987

The meeting was called to order by Chairman Douglas Blair. at 9:30 AM.

PRESENT: Board Members present were Chairman Blair, Wilfred Edelbrock and Charles Woodward. Absent: Hays Hickey. Also Attending: Office Manager Ruth Lyman, Recording Secretary Cora Matheson and 13 property owners.

MINUTES of the June 6 regular meeting, and the July 1 and July 2 meetings: Edelbrock requested that the word "mainly" be inserted in the last paragraph of the July 1 minutes, to read "the meeting will mainly be a closed meeting". Edelbrock moved the minutes be approved as corrected. Woodward seconded. Motion passed.

TREASURER'S REPORT: Woodward reported that due to several unbudgeted expenses, such as Unit 4 pressure, consultant, computer, Errors & Omissions Insurance and unbudgeted repairs, the budget is slightly out of ~~budget~~ but he expects that income in the future to help. The interest on the state loan is more than can be earned so he expressed hope to begin paying down the loan beginning by setting aside funds in September for payment in January. Regularly scheduled payments will remain the same however, he explained, until the loan is paid off. Edelbrock moved the Treasurer's report be accepted as submitted. Woodward seconded. Motion passed.

LETTERS FROM THE PUBLIC: Blair expressed his desire that letters received from the public be read and discussed if needed at future meetings. He read a letter from Mr and Mrs Lubeck bringing attention to water spilling over the watering trough in the sheep pasture and running into the ground and requested board action.

METERING ALL OUTLETS: Discussion on the consistency of metering all water outlets within the district followed. Edelbrock moved that all connections be required to be metered within thirty days. Mrs. Lubeck pointed out that this was not an agenda item. Mr. Edelbrock withdrew his motion, requesting that this subject be placed on the agenda for the next meeting.

MALLO PASS UPDATE: The developer, Bill Moores has applied to the Coastal Commission and the Mendocino Planning Commission for a permit to bring water from Mallo Pass. The plan is in preliminary engineering form and formal drawings are being worked on. The proposed sand filtration system is different than the one now operating in Irish Beach. Since the developer's original plan was to locate the site on Cal Trans property and the current proposal is too large for the site, he is using one of his own lots. This means a use permit will also have to be applied for since the location has changed.

Blair stated that he foresees many decisions to be made in the future that will have long lasting effects and expressed a desire for all board members to study and analyze all decisions before the board. Edelbrock moved that each board member be directed not to sign individually any committment for the board and all committments be decided by the board as a whole. Woodward seconded. Motion passed.

Woodward moved a engineer be hired to study this system. Discussion followed regarding professional consultation, board specifications for accepting installations etc. Because IBWD is a public agency, any application must go through a series of checks and balances within the county and state. Woodward withdrew his motion.

Blair said Bill Moores had advised him of a long list of items required by the Coastal Commission. A copy is available for reading. Moores stated that it may be long into next year before he gets approval, and since the current Mallo Pass water permit expires December 31, 1987, he has applied for an extension.

Since the developer owns the water permit and has stated he intends to charge for excess water, Blair mentioned several possible alternatives for IBWD board: Apply for water out of Mallo Pass ourselves; challenge his permit to become a joint permit; check with State Water Board to see what can be done. Edelbrock stated he would like to find out how many GPM the IBWD would be assigned if given a permit on its own.

Woodward moved that Blair explore all possibilities with State Water Resources Control Board to see what can be done to protect water source for the district for the future. Edelbrock seconded. Motion passed.

Notice has been posted of intent to develop Unit #9. Phone calls have been received from a variety of agencies requesting more information or clarification of items on application.

Since Unit 6 was rejected by Coastal Commission, evidently Unit 9 will proceed as originally planned with a central disposal system and approximately 76 condos and single family residences. Original system will probably have to be re-engineered. Original report did not indicate any testing of ground water during the period of heaviest rainfall. The location is the pasture between Acquistapace and Linvilles known as the "sheep pasture". If this system fails, who bears the costs of disposal or re-design and installation? A member of the audience questioned why the people most directly affected by this proposal have never been consulted. Blair said that the system was approved by the appropriate agencies and by a previous IBWD board. A user fee was also suggested.

It is predicted that water costs for Unit 9 will be two to three times that of Irish Creek. Another possible solution would be for the developer to put up a bond in the event of failure. Edelbrock would like to enlist public input to the board now and in the future so that the board will know how the public feels.

A member of the audience reminded the board that certain restrictions were also placed on those residences built in Unit 8 but never carried out.

Resident Voting: The hearing was held and their response to our briefs have not yet been received. Information is available to any property owner for review. Several copies of the brief are currently being circulated. Over thirty letters for board support were sent but not all were included.

Woodward moved that we set aside \$5,000 legal fee to explore possibilities of recovering our expenses for the state loan, the assessment fees, Mallo Pass expenditures and costs of improving high pressure lines. Edelbrock seconded. Discussion followed. It was suggested to the board that good legal advice and records well kept would be extremely important to the next board for their future decision making. It was also suggested that every board member keep complete records for any questions that might arise in the future. Motion passed.

Status of Parcels: Two people have purchased large parcels within the IBWD which are zoned Timberline Reserve. Woodward accepted the responsibility to see if these people will need water service, and if the status of the zoning changed.

Assessment of Property: The board agreed that they should obtain professional guidance to determine what basis is the most fair to get all within the district to

pay their fair share. It was their feeling that if property can't be de-annexed, they should pay their fair share within the district. A question was raised by a member of the audience on whether unassessed property should have voting rights. Woodward moved that Edelbrock will explore with the County Assessor's office and look into legal advice. Edelbrock seconded. Motion passed.

Board Member Responsibility Assignment: Blair requested that for each area of responsibility of the IBWD, a board member be assigned to that area. The board agreed.

Fire Department Re-Organization: Our Fire Chief, Collins, has moved ten miles out of the area. He would like to continue serving as a volunteer but not as Fire Chief as he is gone most of the time. Discussion was held with Garcia Volunteer Fire Department Fire Chief. He suggested we assign a representative to attend their next meeting which is the second Monday of every month. It was suggested that letters be sent to our full-time residents who are renters regarding volunteering for the fire department. Edelbrock moved that Woodward accept the responsibility of the Fire Department for the Board. Woodward seconded. Motion passed. Woodward will explore the possibilities and get it organized.

Edelbrock commended Ruth for a rundown on district expenses on fire volunteers, many of whom are inactive. Woodward will take the list and study it for trimming it down. It is not required that the fire marshall be someone who also fights fires physically.

Fire Hazards: Presentation was made at the last Architectural Committee meeting regarding fire hazards and unsightly areas. The Water District will work to handle the fire hazards while the Architectural Committee can work on the unsightliness of not keeping up the individual lots. Woodward read a letter from Reese and Mildred Trip suggesting several ways in which to handle the existing problems, such as workshops in community awareness, assistance from the State Fire Marshall, etc. All of this will be taken into consideration by Woodward as he works on the solutions for the fire district problems.

Water District Phone Hours: Since Ruth is a part-time employee, Woodward moved that the district pay \$109 for the answering machine for Ruth so that the hours she is expected to be available can be more confined to working hours. Edelbrock seconded. Motion carried.

Vacancy on the Board: Gene Scaramella was nominated by Edelbrock to fill the vacancy created by Bob Smith's resignation, with the Notice of Vacancy having been posted July 1st. Woodward seconded. Motion passed. Mr. Scaramella was welcomed to the board and given forms to fill out. Mr. Edelbrock will accompany him for his swearing into office.

Board Treatment Plant Responsibility: Gene Scaramella was appointed to take on the board responsibility for this area.

Board Septic Tank Assignment of Responsibility: Rueben Balzer has done a great job as a non-board member in setting up the septic monitoring program. In keeping with the new board policy of assigning a board member to each area of board responsibility, Woodward was appointed to oversee the septic monitoring program and report its progress to the Board. . . . Of the approximately 113 homes sent a letter with the July 1st billing, only 16 have responded.

Irish Creek Flow Rate: Woodward asked if an ongoing record of flow was being kept on this for the future. This is one of the items in the formal job description for the Systems Manager.

Pressure in Unit #4: Pressure has been increased. Since the developer originally agreed to handle this problem, Edelbrock moved that a letter be sent asking for reimbursement of Board's costs, which were much lower than the original proposal. Woodward seconded. Motion passed.

Fire Hydrants: It was brought to the board's attention that the hydrant on Forest View Drive in Unit #4 is still missing three bolts which are yet to be obtained. It was also brought to their attention that two hydrants in Unit #5 are still turned off because of a leak. Doug Blair will handle this matter.

Water Tank Area: A volunteer group will meet Wednesday around 11 to take selected items to the dump to clean up this area. An offer to pay the dump fee came from the audience.

Edelbrock moved the meeting be adjourned at 11:30. Woodward seconded. Motion passed.

The next regular meeting is scheduled for the second Saturday in September which is September 12.

Respectfully submitted,

Cora Matheson
Recording Secretary

IRISH BEACH WATER DISTRICT MINUTES

September 21, 1987

PRESENT: The meeting was called to order at 10:05 AM by Chairman Douglas Blair. Board Members Present: Blair, Wilfred Edelbrock, Charles Woodward and Gene Scaramella. Board Members Absent: Hays Hickey. Also Attending: Office Manager Ruth Lyman, Systems Manager John Acquistapace, and Gary Jerrit, Rueben Balzer, Nancy Menken, Charles Linville, Bettye Winters, Betty Woodward, Grace Blair and Gordon Moores.

MINUTES of the July 25th meeting: Edelbrock moved the minutes be approved as written and Gene Scaramella seconded. Motion carried.

INSURANCE CARRIER'S SAFETY INSPECTION: Edelbrock reported that the handle on the big tank has been removed and a clean-up around the tank has been done. He expressed concern regarding a 50 gallon drum of chlorine and the safety of moving and pouring from it. Edelbrock will look into a stand for this. Consideration of a raised dock was also mentioned. Blair requested that we keep as an open item the unloading and storage of the drum. Edelbrock will obtain necessary information.

Housing for the fire truck was discussed. Woodward suggested a temporary building. Blair suggested a fire wall could be a fairly inexpensive solution if the developer agreed. Woodward will investigate a temporary location of a building. Gordon Moores suggested there was a possibility that a portion of the kindling in this structure could be moved. Blair offered assistance if that is needed. There was also discussion on the possibility of a firewall also. This item will be discussed at the next meeting.

REPLACEMENT OF THE OFFICE MANAGER: Scaramella requested the title be Office Manager and Administrative Assistant to the Board President. He also proposed some revision and addition of the duties. Gene Scaramella was requested to incorporate his proposals and submit a formal job description at the next board meeting. He will meet with Ruth and anyone else in bringing the job description into line with the needs of the position.

PROGRESS ON METER HOOK-UPS: In an effort to meter all water usage a letter to owners of water outlets that are un-metered will be written by Blair.

MALLO PASS UPDATE: No word has been heard from county regarding use permit so it is assumed that it proceeding normally. Negotiations between Stornetta and the developer are in process. The design of the facility has not been delivered to either the developer or the water district. A handwritten note from Bill Moores requested the IBWD board release the Health Department in order to work with his designer directly. Our reply was that we would be glad to meet with the designer, the Health Department, the developer and ourselves. The design of the system is based on number of gallons used per day per house. The Health Department is reluctant to base it on current usage because they feel the current buildout is too small to use this basis. The developer and IBWD already have an agreement based on 400 gallons per house.

FIRE HYDRANT PROGRESS REPORT: John, Woodward and Edelbrock met in Unit 4 and found the hydrant too high. A piece of pipe will be cut and welded to make the pipe the right height.

The hydrant in Unit 5 was discussed. There is a need to schedule the repair of this hydrant so it will be workable in case of fire.

Increased Pressure for Unit 4: Jerrit is researching and will report at next meeting.

Insurance on Law Suit by M.C.P. against IBWD: There has been no response from the insurance company. Blair will write letter to insurance company with a copy to our attorney so she will understand we are working on receiving payment. If no response, next letter will come from counsel.

Volunteer Fire Department Personnel Report: Woodward has a list of volunteers to drive truck to keep battery active. He will be working on procedure list and volunteer schedule list. He attended the volunteer fire department meeting in Point Arena and they indicated their northern border is Mallo Pass Creek. Point Arena indicated a willingness to not only work with us but help us with volunteers, etc. They will be up to spend day and familiarize themselves with the area and facilities. The pagers and truck radio need maintenance and Woodward will work on this. He also is working on getting the fire ranger in the district and go through the area to list possible fire hazards.

Septic Tank Monitoring: Balzer reported that almost half the houses have reported on their status at this point.

Budget Proposal: Woodward presented the proposed budget. This budget includes a replacement fund based on projected need to replace equipment as it wears out and funds to allow an early partial payment on the state loan.

Edelbrock moved the board approve the preliminary budget as presented by Treasurer Woodward and make copies in a form suitable for those who wish to review it. Scaramella seconded. Motion carried. Treasurer will do this as soon as possible to allow ten days for review.

Early State Loan Payment: It was agreed that Woodward will prepare a proposal regarding the transfer of funds necessary to pay down the state loan as much as is practical and still leave necessary reserves.

Edelbrock moved the meeting be adjourned and Scaramella seconded. Motion carried. Meeting adjourned at 11:55 AM.

Respectfully submitted,

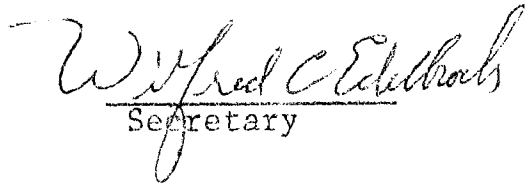
Cora Matheson
Recording Secretary

MINUTES OF THE IRISH BEACH WATER BOARD
EXECUTIVE SESSION, SEPTEMBER 21, 1987

The Board met at 2:00 p.m. to discuss
Judge Broaddus's unfavorable ruling in
Moore's V Irish Beach Water District.

Present were Directors, Blair, Woodward,
Edelbrock, and Scaramella and the Board's Attorney
Gary M. Jerrit.

After discussion, it was voted by the Board
3 - 0 (with Director Scaramella abstaining) to
authorize the Board's attorney to seek a writ from
the Court of Appeals in San Francisco.


Secretary

IRISH BEACH WATER DISTRICT MINUTES

September 21, 1987

PRESENT: The meeting was called to order at 10:05 AM by Chairman Douglas Blair. Board Members Present: Blair, Wilfred Edelbrock, Charles Woodward and Gene Scaramella. Board Members Absent: Hays Hickey. Also Attending: Office Manager Ruth Lyman, Systems Manager John Acquistapace, and Gary Jerrit, Rueben Balzer, Nancy Menken, Charles Linville, Bettye Winters, Betty Woodward, Grace Blair and Gordon Moores.

MINUTES of the July 25th meeting: Edelbrock moved the minutes be approved as written and Gene Scaramella seconded. Motion carried.

INSURANCE CARRIER'S SAFETY INSPECTION: Edelbrock reported that the handle on the big tank has been removed and a clean-up around the tank has been done. He expressed concern regarding a 50 gallon drum of chlorine and the safety of moving and pouring from it. Edelbrock will look into a stand for this. Consideration of a raised dock was also mentioned. Blair requested that we keep as an open item the unloading and storage of the drum. Edelbrock will obtain necessary information.

Housing for the fire truck was discussed. Woodward suggested a temporary building. Blair suggested a fire wall could be a fairly inexpensive solution if the developer agreed. Woodward will investigate a temporary location of a building. Gordon Moores suggested there was a possibility that a portion of the kindling in this structure could be moved. Blair offered assistance if that is needed. There was also discussion on the possibility of a firewall also. This item will be discussed at the next meeting.

REPLACEMENT OF THE OFFICE MANAGER: Scaramella requested the title be Office Manager and Administrative Assistant to the Board President. He also proposed some revision and addition of the duties. Gene Scaramella was requested to incorporate his proposals and submit a formal job description at the next board meeting. He will meet with Ruth and anyone else in bringing the job description into line with the needs of the position.

PROGRESS ON METER HOOK-UPS: In an effort to meter all water usage a letter to owners of water outlets that are un-metered will be written by Blair.

MALLO PASS UPDATE: No word has been heard from county regarding use permit so it is assumed that it proceeding normally. Negotiations between Stornetta and the developer are in process. The design of the facility has not been delivered to either the developer or the water district. A handwritten note from Bill Moores requested the IBWD board release the Health Department in order to work with his designer directly. Our reply was that we would be glad to meet with the designer, the Health Department, the developer and ourselves. The design of the system is based on number of gallons used per day per house. The Health Department is reluctant to base it on current usage because they feel the current buildout is too small to use this basis. The developer and IBWD already have an agreement based on 400 gallons per house.

FIRE HYDRANT PROGRESS REPORT: John, Woodward and Edelbrock met in Unit 4 and found the hydrant too high. A piece of pipe will be cut and welded to make the pipe the right height.

The hydrant in Unit 5 was discussed. There is a need to schedule the repair of this hydrant so it will be workable in case of fire.

Increased Pressure for Unit 4: Jerrit is researching and will report at next meeting.

Insurance on Law Suit by M.C.P. against IBWD: There has been no response from the insurance company. Blair will write letter to insurance company with a copy to our attorney so she will understand we are working on receiving payment. If no response, next letter will come from counsel.

Volunteer Fire Department Personnel Report: Woodward has a list of volunteers to drive truck to keep battery active. He will be working on procedure list and volunteer schedule list. He attended the volunteer fire department meeting in Point Arena and they indicated their northern border is Mallo Pass Creek. Point Arena indicated a willingness to not only work with us but help us with volunteers, etc. They will be up to spend day and familiarize themselves with the area and facilities. The pagers and truck radio need maintenance and Woodward will work on this. He also is working on getting the fire ranger in the district and go through the area to list possible fire hazards.

Septic Tank Monitoring: Balzer reported that almost half the houses have reported on their status at this point.

Budget Proposal: Woodward presented the proposed budget. This budget includes a replacement fund based on projected need to replace equipment as it wears out and funds to allow an early partial payment on the state loan.

Edelbrock moved the board approve the preliminary budget as presented by Treasurer Woodward and make copies in a form suitable for those who wish to review it. Scaramella seconded. Motion carried. Treasurer will do this as soon as possible to allow ten days for review.

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Respectfully submitted,

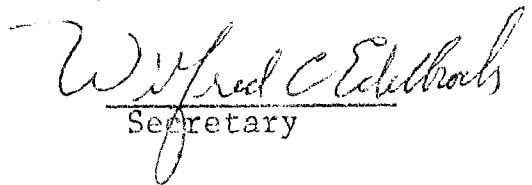
Cora Matheson
Recording Secretary

MINUTES OF THE IRISH BEACH WATER BOARD
EXECUTIVE SESSION, SEPTEMBER 21, 1987

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After discussion, it was voted by the Board
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Secretary

IRISH BEACH WATER DISTRICT
SPECIAL EMERGENCY MEETING JULY 2, 1987

Pursuant to Government Code §54956 and 54956.9 (a) a Special Emergency meeting of the Board of Directors was held July 2, 1987 at 44151 Garcia Court. The purpose of the meeting and the meeting place having been announced at the public meeting July 1 and Noticed in a timely fashion.


The meeting was called to order by Chairman Douglas Blair. Present: Directors Blair, Edelbrock, Woodward, Attorney Margaret O'Rourke and Associate and 5 concerned residents.

A general discussion of the legal problem facing the District took place. Director Woodward moved that an amended Certification be made pursuant to water code 35041, Seconded by Director Edelbrock. A copy of the Amended Certification is attached and is a part of these minutes.

At 10:35 a.m., the Board moved to go into executive session with their attorney pursuant to § 54956.9 of the Government Code. The Board reconvened in public session at 1:30 p.m.

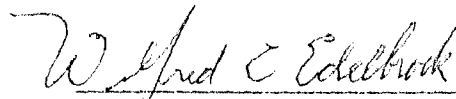
No action was taken.

Meeting was adjourned on motion of Edelbrock.
Carried.


Wilfred C. Edelbrock
Secretary

AMENDED CERTIFICATE
JULY 2, 1987

Pursuant to California Water Code § 35041, I hereby certify that I inspected the assessable area within the Irish Beach Water District between January 1 and March 30, 1987. I further certify that 50% of the assessable area within the Irish Beach Water District is devoted to and developed for residential, industrial or non-agricultural commercial use or a combination thereof.



Wilfred C. Edelbrock, Secretary
Irish Beach Water District

IRISH BEACH WATER DISTRICT

Minutes - Special Meeting, July 1, 1987

Board Members Present: Douglas Blair, Wilfred Edelbrock and Charles Woodward
Absent: Hays Hickey. Also attending: Office Manager Ruth Lyman and an audience of 10 property owners.

The meeting was called to order by Chairman Pro-Tem, Wilfred Edelbrock.

✓ Director Edelbrock read a letter of resignation from Robert Smith and said that the District owes a great debt of gratitude to Bob Smith for the many years of dedicated work in upgrading the water system.

Director Woodward moved the resignation be accepted with regret. Second, Blair, Motion carried.

Edelbrock then explained that new officers would be elected following the seating of the new Board after the General Election in November, but for organizational purposes, a chairman must now be elected for the remaining months of this term.

Woodward nominated Edelbrock who declined explaining that he is already involved as Secretary. Woodward withdrew his motion and then nominated Douglas Blair as Chairman.

✓ Blair stated that he would not be on the Board after November, as he had decided sometime ago he would not run for the office in the November election. He would, however, be willing to serve as chairman for the remainder of his present term to do whatever is for the Boards benefit at this time.

(Regarding the second to this motion, Parliamentarian Ralph Lubeck stated that if the Board feels the intent of the Board fits the motion from the discussion that ensued, a second is not necessary.) Edelbrock stating the concensus of the Board was to second, called for the vote. Motion carried.

The remainder of the meeting was chaired by Chairman Blair.

Renewal of Insurance - Edelbrock moved the approval of payment of premiums in the amount of \$4,947.00 for the package premium with Special District Insurance Authority for the period August 1, 1987 - July 31, 1988., and \$2,500.00 for the Errors and Omissions premium also with Special Districts Insurance Authority (SDIA) for the same period. Seconded by Woodward, Motion carried.

Dir. Bob Smith having been the designated representative to handle insurance matters, a new representative was chosen to work with SDIA and any other insurance companies as required. Woodward moved that Edelbrock, with the assistance of the Office Manager and other Board Members as needed, should assume this responsibility. Seconded by Edelbrock, Motion carried.

Secretary Edelbrock called the attention of those present to the Special Emergency Meeting which had been set for the following day, July 2, the Notice having been mailed and posted. The meeting will be a closed meeting, as per the Board in Executive Session with the attorney to discuss a matter of litigation. *by 7/25/87 mtg*

In a related matter, Chairman Blair announced that it had been discovered that two members of the Board would not be able to attend the Regular Board meeting scheduled for July 11 and suggested that the Board decide now on a date to hold that meeting, to avoid the inconvenience to the public who might come to a meeting and find it adjourned for lack of a quorum. The date of July 25, 1987 was agreed upon and the meeting place will be announced at the time of the Notice.

Additional locations for posting notices were discussed with both Gordon Moores, granting approval for the continued use of the Bulletin Board at the Irish Beach Rental Office, and Ralph Lubeck approving the use of a location at the Beach Gate or Park. S & B Market to be contacted, also.

A brief discussion of a change in meeting place ensued with Edelbrock making the following Resolution. "Be it resolved that the Irish Beach Water District Regular meetings will be held at the home of Charles Woodward, 43801 Sea Cypress Drive until further notice." Seconded by Woodward, Passed.

Secretary Edelbrock reminded the Board that a notice needs to be posted regarding the filling of the vacancy on the Board. He moved that the notice be posted at once stating that the selection will be made at the Board Meeting on July 25, 1987. Seconded by Woodward, Carried.

Edelbrock moved the meeting adjourn, Seconded by Woodward, All in favor.