

1 Weber Valley Heights Water Association

2 Minutes

3 September 11, 2004

4 The meeting was called to order by President, Jack Dickey. Many new property owners/members were attending their
5 first association meeting. All present introduced themselves. Those present were Jack and Della Dickey, Gary and Pat
6 Boer, Lee and Janice Smith, Debbie St. Pierre, Veronica Moore, Martha and Javier Morales, Jeff, Maria, Jett and Tia Hall,
7 Alan and Daniel Lamb, Beverly Heath, Eloy Aranda (guest of B. Heath) , and Chris Knapp (renter of B. Heath).

8 Beverly Heath has purchased the property previously owned by Paul Klausung, Martha and Javier Morales have
9 purchased the Blackwelder property, the Hall family purchased the property previously owned by Grace Wickham and
10 Alan and Danielle Lamb now own the property previously owned by Gil and Norma Gaston.

11 The minutes of the July 13, 2002, meeting were read. Lee moved and Debbie seconded the minutes be approved as read
12 unanimously approved.

13 The treasurer's report was given by Veronica Moore showing a balance of \$3,404.63 as of 9/11/04. Debbie moved and
14 Lee seconded the treasurer's report be accepted as read unanimously approved. Correspondence was noted from Earl
15 Blackwelder informing the association they had sold their property to Ms. Morales. He stated that his dues were paid in
16 full and thanked everyone for being good neighbors. Correspondence has been filed.

17 Maintenance Report:

18 1. A 2" line was completed from the tank to Bob Franko's meter. This was done to help the pressure problems that were
19 occurring. Debbie noted it worked well and has solved the problem.

20 2. A2" supply line leak was repaired on the Leuschen property (now owned by Wendy Andersen).

21 3. The water tank automation problem has been repaired.

22 4. A 1" supply line has been repaired

23 5. It was noted that the leveling gauges and the shed have not been completed at this time. G. Boer, Lee S. moved and
24 seconded the maintenance report be accepted unanimously approved

25 Old Business

26 Jack informed everyone the water line needs to be worked on again. The surface of the road erodes and the water line
27 comes to the surface. Debbie noted that all is okay at the moment, however, when the rains occur, it would be
28 beneficial to work on the line.

29 Gary will put a water level sight gauge on the tank.

30 Debbie stated that the control line from the well house to Gordon's is encased in conduit above ground. This part of the
31 automation is in good shape. The rest of the line from Gordon's to the tank needs to be encased in conduit

32 It was noted that the ladder on the tank needs to be repaired. Lee donated a ladder. Vicky noted that they may also
33 have a ladder tall enough for the tank.

34 New Business

35 Moore's phone line will be replaced by the phone company soon. Vicky noted it would be a good time to run a line in
36 the trench at the same time providing the phone company would allow other lines in their trench. There is pipe under
37 Jack's trailer if this can be accomplished.

38 New Tank: A new tank is needed. There was discussion of plastic vs. metal tanks. There was also questions as to
39 warranties that may come with or be purchased additionally with the tank An estimate for a plastic tank from Big, Pete's

1 was \$2000 for a 5000 gallon tank. Vicky volunteered to get pricing information and report back to Debbie Pat. Vicky
2 asked if the members would install the tank if she had it delivered to the site. Gary said he would be glad to install the
3 tank and would appreciate any assistance from others. Gary moved Beverly seconded we explore costs for a 5000 gallon
4 metal tank with delivery only and approval for a "Vote by Mail" when info is received.

5 Vicky announced that Weber Valley Heights Water Association now has a new address. Bob and Debbie donated a
6 mailbox which will be located at the corner of R3 and East Benton (the old site of the fire department). The address is
7 44350 Benton, Hemet, CA 92544.

8 Debbie asked that the agenda item requesting membership in the water association for the new property they
9 purchased be tabled at this time. Janice Smith requested information on the meter she needs to acquire for the property
10 they purchased from Mark Leuschen. The meter should rate at cubic feet, not gallons. (FYI: It was noted there are 7.5
11 gallons per cubic feet and we charge 2 cents a cubic foot.)

12 State Small Water Association Yearly Assessment: The assessment fees for two wells is \$795 per year. There is also
13 quarterly water testing @ \$30 per well plus nitrate testing at \$83.33. These fees have been raised in past and can be
14 raised again in future. Sample collections for testing can only be done by a person certified by the State Small Water
15 Association. Bob Franko was certified many years ago. We were informed that testing shows no iron and low bacteria
16 levels in the water. The testing fees are a responsibility of water users and non-water users alike therefore an
17 assessment is called for to fairly divide the billing between all members of the association. (The water usage fees go into
18 the treasury for maintenance needs). Vicky moved and Debbie seconded there be a \$100 assessment per year per
19 member for the state water assessment fees. Motion passed unanimously, The fees need to be paid in April or

20 May of 2005. Vicky will bill for the assessment in the next water billing which will give members time to pay in small
21 installments if needed.

22 There was a discussion of accountability of water intake and outgo. Debbie noted that at this time there does not seem
23 to be an imbalance or water shortage. We now measure the outgo from the tank vs. the usage through each member
24 meter to check for a balance of water usage. There was a discussion of our ability to measure incoming water from the
25 well into the tank. This will be investigated.

26 Election of Officers

27 Maintenance: Chris Knapp volunteered to be the meter reader and was elected maintenance officer. Treasurer: Victoria
28 (Vicky) Moore was elected Treasurer.

29 Secretary: Pat Boer was elected Secretary.

30 Vice President: Jeff Hall was elected Vice President

31 President: Debbie St. Pierre was elected President.

32 All officers were elected unanimously and thanked for their willingness to serve. Jack thanked all members especially the
33 new members, for attending and participating. Jack Dickey, outgoing president, is thanked by the members for the time
34 and effort he has given as president of the association. Bill Moore is also thanked for the many hours he has given
35 providing maintenance.

36 Meeting adjourned at 3:00 P.M

37 Respectfully submitted, Patricia Boer, Secretary

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