

# BONITA CREEK WATER COMPANY

## I. Call to Order

The annual meeting of the Bonita Creek Water company was held virtually via video call and was called to order at 12:03pm on October 19, 2024

## II. Present

- Dieter Armbruster, Acting President
- Brian Knapp, Secretary
- Derek Olson, Treasurer
- Jack Helzer, Acting Water Director
- Lorna and Bill Glaunsinger, Patrons
- Susan Dempster, Patron
- Betty McRae, Patron
- Ron Sattelmaier, Patron
- Joe and Kristi Knapp, Patrons

## III. Board of Directors

The vacant positions for the Board of Directors was discussed.

- Derek Olson has agreed to remain on as Treasurer for another 3-year term
- Brian Knapp has agreed to remain on as Secretary for another 3-year term
- Dieter Armbruster has been appointed as the Acting President for a 3-year term by the Board
- Jack Helzer has been appointed as the Acting Water Director for a 3-year term

A formal ballot will be issued to all water patrons to vote on the proposed board members with a 30-day response time in line with the Water Company bylaws. Distribution will be accomplished via standard post and email, with patrons able to respond in the same fashion.

## IV. Financial Report

Derek Olson provided an update on the Water Company's financial position.

- Checking account balance at the time of the meeting was \$3,000 – which is fairly typical
  - We typically try to keep it above \$2,000 to avoid bank fees
- Savings account balance at the time of the meeting was \$1,200
- Donated funds are in excess of that and are tracked separately
- Credit Card balance has now been paid in full
- Net income from OPS year-to-date is -\$6 – essentially breakeven
- A rate increase was approved by the ACC, going into effect in September 2024.
- The Water Company has been operating at an annual deficit the last couple of years, and now operating at breakeven
- It is expected that finances of the BCWC is in the black for 2025 and possibly for a few years more

- Question was posed regarding soliciting donations from the patrons to further bolster the financials. Consider establishing a formal process where you occasionally ask for donations 2-4 times per year. Or a checkbox on the bill allowing for a round-up?
  - Derek to consider modifying the bill
  - Reminder to the patrons that as a 501(c)12, donations are not tax deductible
- The process for collecting past due amounts was discussed. There are not currently and past due amounts that are of concern.
- Derek then discussed the level of effort now required to process billing on a monthly basis. We'll likely need to have additional support down the road and definitely before the end of the current Board's term.

#### V. Rate Increase

- The rate increase was approved, after being altered by the presiding judge. It was determined that there needed to be a greater incentive to patrons to conserve water. As such, the minimum base amount was reduced, with the water usage tiers altered to charge more at the higher tiers

#### VI. Water Intake

- Most of the Water Company's special projects have been accomplished through the use of donated funds.
- The one project remaining to be addressed is the water intake project.
- We have approximately \$25,000 remaining in our special projects fund and expect that we can accomplish the water intake project at about \$15,000
- The timeline for the water intake project is being reviewed and Jack Helzer will take point on working with Kyle and Bryan Staley to arrive at the best recommendation for moving forward. The project will require that water pumping cease for 1-2 weeks.

#### VII. Firewising

- Lorna provided an update on firewising in the community. We have again received our certification for 2025.
  - 22 property owners involved
  - 1,200 volunteer hours
  - 114 loads to the pit
  - 12 owners who spent over \$28,000 in landscaping contracting

#### VIII. Adjournment

The meeting was adjourned at 12:56pm on October 19, 2024

**Recorded by:** Brian Knapp



 **Location:** Virtual  
 **Date:** 10/19/2024  
 **Time:** 12:00 PM