

Bailey Mutual Water Company Annual Shareholder Meeting
1:00 PM Monday, September 2, 2024
33520 Bailey Meadow Road (Weisgerber Residence)

The annual meeting of the Bailey Mutual Water Company (BMWC) was called to order at 1:10 PM. A quorum was established with 22 votes including proxies. Board members present were Laura Lorentzen, Robert Lopez, Shane Kochon and Henry Castillo. Absent was Laurie Gerber.

Shareholders introduced themselves and the location of their share.

The minutes from the 2023 Annual Meeting were approved.

The financial report was given by Shane Kochon, Treasurer. Income was \$26,831, expenses were \$16,477. Our operating income was \$10,353. Cash at the end of the fiscal year was \$62,139. The financial report was approved.

The operations report was given by Henry Castillo and Jack Weisgerber. The system is fully operational. A new roof has been built on the lower storage tank (“transfer tank”). Thanks to Robert Lopez for this installation at a reduced cost to the BMWC. There is a leak in the upper 8,000-gallon concrete tank. Water testing revealed positive tests for coliform bacteria in June. Most coliforms will not likely cause illness but their presence indicates that disease-causing organisms could also be in the water. No pathogens were found during water testing.

The San Diego County Department of Environmental Health made two trips to the BMWC to inspect our facilities, our water testing methods and record keeping. Jack and Laurie have been meeting with them. Concerns addressed were the leak in the upper tank, record keeping and how our system is being monitored. We no longer qualify to remain in the County System and have been referred to the California State Water Resources Control Board as a Transient Non-community Water System. There are upcoming meetings with the State (this is because we have too many service connections to be considered as “State Small” system which would be monitored by the county)

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Choice Water Solutions has been employed to assist the BMWC to move forward and work with the State of CA.

The Board is looking into replacing the upper concrete tank, also possibly acquiring a new tank on Cold Spring Trail and improving the water distribution system. Priorities will be determined by concerns of the State of CA.

Documentation is needed to check water lines etc. Jack has requested volunteers on the first Saturday of each month at 10:00 AM to meet at the upper water tanks. Volunteers are needed for meter readings and 2 signatures are needed on the readings' spreadsheet. If you are away from your cabin and the water is brown, flush your system until the water is clear.

Jack thanked Marc Sproul for his volunteerism in checking the water levels every day.

The operations report was approved.

The Board has approved new By-laws regarding voting, Board positions and payment of fees.

The BMWC website (BMWCo.org) is "up and running". You can access your personal account and pay annual fees online, get emergency information, meeting information etc. Shareholders can register for notifications via email.

The annual election was held with a unanimous approval to retain the current Board.

The meeting was adjourned at 1:47 PM.