**LELAND MEADOW WATER DISTRICT**

**C/o Marvin Palmer 10454 Henshaw Drive**

**Stockton, California 95219 (209) 951-0573**

**E-Mail:** [**LMWD.CA@gmail.com**](mailto:LMWD.CA@gmail.com)

**Meeting of the Board of Directors of the Leland Meadow Water District**

**Saturday, September 04, 2021 @ 11:00 AM**

## MEETING MINUTES

Meeting called to order @ 11:25 am by President Kevin Borges

Roll Call of Board Members – Present: Kevin Borges, Lance Vetesy, Marvin Palmer, Rick Sauer and Shannon Silva

Shannon Silva read the meeting minutes from the last meeting of October 24, 2020

Treasurer's Report as of July 31, 2021 – **Marvin Palmer**

Reserve Account $ 823.22

Checking Account $ 149,440.30

**Total $ 150,263.52 Totals Receivables: $2,333.98**

**New Business:**

* Treasurer’s replacement
  + Possible replacement identified,
  + Marvin to follow up with an interested party.

**Maintenance and Financial Issues:**

* Marvin reported on the results of the sewer line inspection of August 16th and 17th, 2021:
  + Main line inspection continued across lots 41, 42, 43, and 44.
  + There were issues in this line two years age which repair costs were approximately $35,000.
  + Previous repairs looked great, however they found another spot near lot 45-46 with a obstruction. It’s 8-9 feet down and the pipe is full of water.
  + Do we continue to repair, or do we re-route?
    - Need to get an expert to review and evaluate possible replacement options.
* **Financial Plan for 2022 –** Marvin presented the Financial Plan for 2022 and there were no questions. The Board moved and voted to approve the 2022 Financial Plan.

**Postponed Projects** – The projects below have been temporarily postponed!

* Nor Cal Inspection – Inspect main line on lots 42 and 43. $4000.
* Nor Cal Inspection – Inspect main line on lots 54 through 58.$4000.

Other Important Issues:

* All shut off/control valves under all of the condos should be insulated and heat taped to prevent freezing and a costly bill from the WD**.** They should be inspected and replaced if they areleaking. **Question: When was the last time that you visually inspected your shut off valve?**
* All home owners should be sure that their shut off valves are adequately protected from freezing.
* For the past several years, all of the broken lines in the winter could have been prevented with proper inspection and insulation to prevent freezing. Condo and home owners – Shut off valves are your responsibility.
* Winterize your homes and condos after October 1st to May 31st. Turn off your water, open drain valves to drain remaining water in lines, place approximately 1/8 cup of antifreeze in sinks, bathtubs and toilets, drain traps, etc. and drain the water in the toilet tanks - they will crack open when they freeze.
* **Always shut the water off when you leave – even in the summer. Also, please be sure that if a guest is using your home/condo that they follow the instructions, that I'm sure you have prepared, for turning the water service "ON & OFF".**