

Minutes

Woodlea Irrigation and Water Delivery District No. 2 Board of Trustees

Monday, June 30, 2014 at 7 p.m.

Seventh Day Adventist Church, 777 W. Montecito Dr.

In attendance: IWDD Board Members Karen Grimwood, Paul Norton, Frances Sjoberg;
Community members Beth Kohler and Gail Browne

1. The meeting was called to order at 7 p.m.
2. Paul Norton provided an irrigation infrastructure report. Paul discussed the significant number of repairs this year. Paul reported that Premier irrigation has been communicative and timely in making repairs, which is an improvement from the service we received last year from a different repair company. Paul further reported that the new system of providing repair requests at the end of each irrigation is an improvement in communication with the irrigators, but the reports are not always delivered to him. The Board received a costly estimate of more than \$4000 to replace a substantial length of pipe on Glenrosa that would require removing and replacing a section of a driveway. This pipe has a horizontal crack that makes it very difficult to irrigate the many properties further down the line from the cracked length of pipe. Frances reported that there was enough money in the account to cover the cost of the repair, and the Board recommended that Paul proceed with an approval to Premiere to commence work.

The concern was raised that our infrastructure system is very old, and it could be suffering from high level of pressure that is being used during irrigation. Paul reported that the sandbox in his yard is nearly full at certain times of the irrigation, and he believed that had caused some cracks and leaking in the sandbox. Paul further reported that the irrigators had expressed that they were using high pressure in order to get all of the houses irrigated within our allotment. Paul stated that he would speak to Steven Coles about the concern that too much pressure is being put on the system and discuss possible solutions to that issue. The Board discussed increasing the allocation of water delivery from forty to forty-four hours and making another push to build up berms and address grading issues with residents.

Frances and Paul agreed to inquire with Steven Coles as to the cost and procedure to receive

an extended allocation. Frances asked the status of the leak on 15th Avenue and whether the District has received an estimate. Paul reported that it had been requested but the District had not yet received it. The Board agreed that it was a priority to follow up with Premiere and get an estimate and noted that it had an estimate from several years prior from another company for comparison.

3. Frances provided a financial report. The balance as of June 30, 2014 was \$27,823.11. Last year, on July 1, 2013, the balance was \$37,757.16. Thus, the total loss in carry forward from 2013 to 2014 is \$9,934.05. The Board discussed that the District operated at a loss the preceding year as well, and noted that other Districts with similarly old infrastructure have a larger financial cushion.
4. The Board discussed the proposed budget (see attached sheet), noting that the projected maintenance and repairs was more than two times the actual maintenance and repair cost for 2013-2014 based on the expectation that the 15th Avenue repair would be nearly as much as the rest of the annual repairs combined. Assuming that the projection is correct, the District would need to increase revenue in order to cover the cost, and even still the District would operate at a loss. The Board discussed passing a conditional budget that would double the apportionment (tax) if the estimate from Premiere was as high as expected. Frances indicated that her research shows that most properties in the District pay approximately \$70 in apportionment, but her double lot is twice that amount. So the increase would be about \$70 more for most property owners and could be as much as \$140 more for larger parcel or double lot owners. The apportionment is assessed through the tax bills and is separate from the fees paid by each household that actually receives irrigation. Beth Kohler inquired as to why our irrigation charges are so low relative to other IWDDs, stating that friends in other Districts pay much more than our IWDD annually. The Board could not provide an answer to that question. Board and community members discussed the role of mature trees in the neighborhood to maintaining property values and quality of life, and the importance of the irrigation infrastructure to ensure those trees continue to exist. Beth Kohler stated that the Board should consider passing the budget as final rather than conditional in order to increase the carry forward in light of the age of our infrastructure. The Board agreed that this was a sound approach in light of the concern for infrastructure maintenance overall. The Board further noted that once the large repairs that have been long-postponed because of cost are made, and once the reserve cushion has been built back up to provide security to

handle emergency repairs, the Board could reevaluate the apportionment amount and reduce it as appropriate.

5. Frances moved that the board adopt the 2014-2015 budget as proposed. Karen seconded the motion. Frances, Karen and Paul voted in favor of adopting the budget.
6. The Board discussed the upcoming election. Frances stated that she would not run for a second term but would look into the possibility of serving the District in a pro bono advisory capacity. Frances conveyed that David Edgington had stated to her that he also was not planning to run for another term. Karen and Paul both indicated a willingness to run for an additional term. The Board discussed that a Call of Election must be posted and mailed to property owners. Beth Kohler stated that the Neighborhood Association Newsletter is distributed to the entire neighborhood and recommended that the Board utilize that mailing for the Call of Election as a cost-saving measure. The Board agreed that this was a good idea and Frances agreed to follow up with Jessica Amend, who edits the newsletter. The Board discussed that a site would be needed for the election itself. Karen agreed to look into the possibility of using the Seventh Day Adventist Church and offered her house as a back up if the Church is not available.
7. The meeting was adjourned at approximately 8 p.m.