

SOUTH FORK ESTATES MUTUAL WATER COMPANY

Board of Directors Meeting Minutes

January 21, 2026

Present: Mitch Pliskin, President; Steve Daniels, Vice President; Patty Pliskin, Secretary; Julie Gray; Diana Gomez; Emily Hansen; Michael Tharp, Developer; Tom Ridenour, D3/T3 (via zoom)

Absent: Sue Tharp, Developer

Call to Order: Quorum established, and the meeting was called to order at 7:04pm

Handouts: Control Backflow /Cross-connect policy; Current policy approved and draft policy list; New Shareholders list; Expenses and Revenue tables; End of Month Bank Statement graph

Subject	Discussion	Recommendation/Outcome
October 22, 2025, Minutes Approval	A motion was made by Director Gray to approve the October 22, 2025 with the following changes – Old Business: item 2 (Kaweah Computers Update) -repeated sentence; New Business: item 4 (Operations Report) #6 – grammar error; item 5 (Financial Report) – spelling error; New Business – item list number sequence out of order. Motion to accept October 22, 2025, minutes after corrections made seconded by Director Hansen, The motion to accept the minutes was unanimously approved with corrections.	Motion to approve the October 22, 2025, minutes after corrections made was unanimously approved.
Old Business		
1- Ethics Class (AB54/AB240)	Director Hansen was unable to attend the December 2025 class. She will attempt to attend the next scheduled class. The next class date TBD.	Informational item.
2- Kaweah Computers Update	<p>Kaweah Computers installed a Wi-Fi system to the main tank. This includes solar panels with all associated equipment. It is unknown if Kaweah Computers insures their equipment.</p> <p>Daniel Gibler, Kaweah Computers owner, will speak with Tom Ridenour, Certified Operator regarding the installation of a water level monitoring system previously approved by the Board. Ordering of the monitoring equipment is on hold until this conversation takes place and meets with Mr. Ridenour’s approval.</p> <p>Director M. Pliskin address the need to install a security gate on lot 64 to protect the main tank and new (as well as old) equipment from trespassers. An estimate for an electronic security gate was provided to the Board in 2025 for \$4,800.00. Acquiring a security gate is on hold due to financial issues. In the meantime, the Board would like to obtain quotes from other companies. Directors M. Pliskin and P. Pliskin to reach out to a couple of residents that have a security gate on their property.</p>	<p>Daniel Gibler, Kaweah Computers owner, will speak with T. Ridenour, CO regarding the installation of a water level monitoring system at the main water storage tank approved by the Board. Installation is dependent upon Mr. Ridenour’s approval.</p> <p>Installation of a security gate by lot 64 on hold until further notice.</p>
3- Committee Updates	<ul style="list-style-type: none"> •Emergency/Disaster Response Plan: Deferred. •Capital Improvement Plan (CIP): Due to the water company’s financial situation only necessary maintenance and upgrades will be completed at this time. 	<ul style="list-style-type: none"> •Emergency/Disaster Response Plan: In progress, being updated •CIP Committee: Deferred until financial status improves
4- CPA Financial Review	Deferred	Deferred.

5- SFEMWC Files Storage	Files stored at Gary Whitney’s facility were moved to SFEMWC storage unit November 1, 2025.	Director M. Tharp notified Gary Whitney that approximately 7 cartons of files need to be moved to the storage unit. No date set for pick-up at this time.
6- Draft Policies	<p>The following new policies were submitted for Board review by Director P. Pliskin at the October 22, 2025, meeting. Due to time constrains at the October meeting, the Board was asked to review the policies listed below after the meeting and submit electronic approval and/or suggest changes if needed.</p> <ul style="list-style-type: none"> •Cross-Connection/Backflow •Reimbursement •Conflict of Interest (Board members to sign yearly) •Record of Retention and Destruction •Minimal Amount of Funds in Reserve <p>Unanimous approval was not reached electronically – Cross-Connection/Backflow policy required grammar corrections – the corrections were made prior to this meeting.</p>	<p>A motion to approve the new policies as made by Director Gray, second by Director Gomez. All policies approved unanimously.</p> <p>Director M. Pliskin will upload the policies to the SFEMWC website.</p>
New Business		
1- New Shareholders	Director M. Pliskin presented a list of 5 new shareholders that closed escrow on lots 12, 49, 54, 56, and 69 since our October 22, 2025, meeting.	Informational item.
5- Operations Report	<p>•Sanitary Survey Report from the State Water Resources Control Board completed by Tom Ridenour, CO</p> <p>The following items need to be completed:</p> <ol style="list-style-type: none"> 1- Monitor all 3 wells for pH 2- Monitor for nitrate from well 1 and 2 continue to monitor quarterly 3- Monitor wells 1 and 2 for radium 226, radium 228, and combined uranium 4- Disinfection and operations Plan 5- Leak registry for main lines – new form to be filled out and kept on a spreadsheet; more information to follow. 6- PFAS testing – may be able to hold off until February 2027. Estimated cost \$500.00 per well plus laboratory fees. Total cost approximately \$2,000.00. 	All reports required by State to be completed by Tom Ridenour, CO ASAP
6- Financial Report	<p>Director M. Pliskin presented the Board with financial graph showing expenses and 4th quarter revenue. The graph shows approximately \$54,700.00 cash on hand. This is a \$15,000.00 increase since the October 22, 2025, Board meeting. Overall, the total revenue 2025 showed an increase of approximately \$9,000.00. A discussion over a possible rate increase that would be presented at the annual shareholders meeting in February 2026 will depend upon the estimated budget for 2026. The estimated budget has not been developed.</p> <p>Director M. Pliskin is meeting with SFEMWC’s bookkeeper Thursday, January 22, 2026, to finalize the 2025 P&L and Balance Sheet for 2025. This will help plan the estimated budget for 2026.</p> <p>Director M. Pliskin also presented a table showing the most delinquent</p>	No action required at this time.

	shareholders. The combined money owed to SFEMWC exceeds \$12,000.00. Liens are in place for the most delinquent shareholders	
7- Annual Shareholders Meeting Prep	Director M. Pliskin suggested an informal closed meeting prior to the Annual Shareholders Meeting to review all documents to be presented. This meeting will check for errors/omissions that need to be corrected prior to the Annual Meeting scheduled for February 28, 2026. No new business will be discussed	Director M. Pliskin suggested an informal closed meeting to review all documents that will be presented at the Annual Shareholders meeting scheduled for February 28, 2026. No business will be discussed at this time. The meeting is scheduled for February 11, 2026, 7pm at Directors at 41855 Quail Run Dr. Three Rivers, Ca.
Closed Session	Director M. Pliskin discussed all arrears accounts.	Informational item.
Next Board of Directors Meeting	The next quarterly Board of Directors meeting TBD.	Information item.
Adjournment	Meeting adjourned at 9:00pm with thanks to all for attending.	Informational item.