

SOUTH FORK ESTATES MUTUAL WATER COMPANY

Board of Directors Meeting Minutes

October 22, 2025

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

Absent: Michael Tharp, Developer; Sue Tharp, Developer

Call to Order: Quorum established, and the meeting was called to order at 7:05pm

Handouts: 5 new draft policies; Cross-Connection/Backflow survey table; Draft Cross-Connection/Backflow Education; Expenses and Revenue tables; End of Month Bank Statement graph

| Subject | Discussion | Recommendation/Outcome |
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| July 23, 2025 Minutes Approval | A motion was made by Director Gray to approve the July 23,2025 Minutes as presented, seconded by Director Daniels. The motion to accept the minutes was unanimously approved. | Motion to approve the July 23, 2025 minutes as presented was unanimously approved. |
| Old Business | | |
| 1- Ethics Class (AB54/AB240) | Director Hansen will try to take the December 15, 2025 class. | |
| 2- Kaweah Computers Update | Daniel Gibler, owner of Kaweah Computers spoke with Director M. Pliskin about the feasibility of tapping into the electrical grid at the main tank to power his Wi-Fi system and include a water level monitoring system for the 100,000-gallon tank. Per Willitts Equipment the electrical panel can support the needed power for the Wi-Fi equipment, however, they would prefer to leave the panel intact as is. Adding devices that are not related to the water company could cause problems if something were to happen to the system. It would complicate the cause of issues and could make it difficult to know who would be responsible for repairs. As for the monitoring of the water level at the main tank, Mr. Gibler would have to drop equipment from an access hatch at the top of the tank. The equipment for the monitoring system would cost approximately \$2000.00. Mr. Gibler will speak with Tom Ridenour, Certified Operator about this project. | Director M. Pliskin discussed the equipment needed with Mr. Gibler to set up a Wi-Fi system at the main tank that would service South Fork Estates. The setup for the Wi-Fi network would be at Mr. Gibler's expense (no cost to SFEMWC). Director M. Pliskin, with Board support, gave Mr. Gibler permission to go ahead with his Wi-Fi project. Tom Ridenour, CO, will reach out to Mr. Gibler regarding a main tank monitoring system. |
| 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 still need to be moved to our storage container. | Director M. Pliskin will contact Gary Whitney to set date and time for files to be moved to SFEMWC's storage unit. |
| New Business | | |
| 1- Cross-Connection/Backflow Survey | A Cross-Connection/Backflow survey was completed in September 2025. This was conducted as part of regulations that mandated the survey. We also must have a policy that shows timelines for surveys and inspections of all developed properties to insure cross-connection/backflow devices that meet regulatory standards are in place per policy. Also required is yearly education to all developed lot owners. | Cross-Connection/Backflow Education sheet reviewed, see new item #2- Draft Policies below. |

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| 2- Draft Policies | <p>The following new policies were submitted for Board review by Director P. Pliskin:</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>Due to time constraints, Board members were asked to review all new policies by mid-November. Any policy changes will be made available to all Board members for approval before being adopted.</p> |
| 3- Board of Directors Vacancy | <p>Director Nancy McFadden, Treasurer, submitted her resignation from the Board of Directors. She is in the process of moving out of the area.</p> | <p>Informational item.</p> |
| 4- Operations Report | <p>Director M. Pliskin delivered the Operations Report; Tom Ridenour, Certified Operator, was unable to attend tonight's meeting.</p> <ul style="list-style-type: none"> •Annual Backflow testing and certification completed by Shane Garrison Plumbing September 2025. •Backflow preventers – replaced by C.O. T. Ridenour •Water meters for wells 1 and 2 replaced with analog meters by C.O. T. Ridenour. Analog meters are more reliable and are not subject to electrical failure. •Sanitary Survey Report from the State Water Resources Control Board specified the following items needed to be completed: <ol style="list-style-type: none"> 1- Submit a Disinfection Plan by October 1, 2025 2- Monitor all 3 wells for pH by October 1, 2025 3- Monitor for nitrate from well 1 and 2 continue to monitor quarterly – by September 30, 2025 4- Monitor wells 1 and 2 for radium 226, radium 228, and combined uranium by December 31, 2025 5- Conduct lead and copper tap monitoring in the distribution system completed – all test results negative. 6- Submit operations plan to the Division for review and approval by October 1, 2025 | <p>All reports required by the State Water Resources Control Board due by October 1, 2025 are not completed at this time. T. Ridenour, Certified Operator will complete and submit the plan ASAP</p> <p>Tests for Radium 226 and 228 for wells 1 and 2 due December 31, 2025, will be submitted by T. Ridenour, Certified Operator.</p> |
| 5- Financial Report | <p>Director M. Pliskin presented the Board with financial graph showing expenses and 3rd quarter revenue. The graph shows approximately \$39,000.00 cash on hand. Expenses included 1 failed pressure release valve and Backflow inspection and certification for wells 1&2.</p> <p>The outstanding invoice balance for 3rd quarter bill is \$1839.14. Second notices were sent to all delinquent stakeholders.</p> <p>The total possible revenue for the 4th quarter is \$21,472.66 (with some minor adjustments) if everyone paid on time.</p> <p>We are owed over \$11,213.96 from (3) chronic delinquent stakeholders. 1 notification of possible lien was sent by certified mailed October 17, 2025.</p> <p>Legal fees for obtaining a lien are approximately \$500.00 and will be added to the stakeholders billing statement.</p> <p>Due to our continuing money issues a special general stakeholder meeting to discuss water rate and assessment fees with the possibility of a special assessment may be necessary if we cannot make significant gains in our revenue in the 4th quarter 2025.</p> | <p>A special stakeholders meeting may be convened to discuss probable rate/assessment fees increases as well as a possible onetime special assessment which may be needed if we cannot make significant revenue gains in the 4th quarter 2025.</p> |

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| Closed Session | Director M. Pliskin discussed all arrears accounts. | Informational item. |
| Next Board of Directors Meeting | The next Board of Directors meeting January 21, 2026 @ 7pm at 41855 Quail Run Drive, Three Rivers CA. | Information item. |
| Adjournment | Meeting adjourned at 8:50pm with thanks to all for attending. | Informational item. |