

SOUTH FORK ESTATES MUTUAL WATER COMPANY

Board of Directors Meeting Minutes

July 23, 2025

Present: Mitch Pliskin, President; Steve Daniels, Vice President; Patty Pliskin, Secretary; Nancy McFadden, Treasurer; Julie Gray; Diana Gomez; Emily Hansen; Daniel Gibler, Kaweah Computers, guest

Absent: Michael Tharp, Developer; Sue Tharp, Developer Tom Ridenour, D3/T3

Call to Order: Quorum established, and the meeting was called to order at 7:07pm

Handouts: Cal Rural Water Assoc Training Schedule (Summer/Fall 2025); Expenses and Revenue tables; End of Month Bank Statement graph; Draft Policies; Will Not Serve Letter

Subject	Discussion	Recommendation/Outcome
April 23, 2025 Minutes Approval	A motion was made by Director McFadden to approve the April 23,2025 Minutes as presented, seconded by Director Gomez. The motion to accept the minutes was unanimously approved.	Motion to approve the April 23, 2025 minutes as presented was unanimously approved.
Old Business		
1- Ethics Class (AB54/AB240)	Director M. Pliskin announced Ethics classes date for 2025. Directors that need to take the class are urged to complete the course ASAP. California Rural Water Association Summer-Fall 2025 Training Schedule guide handed out.	Directors that need to take the Ethics class were given a copy of the California Rural Water Association Summer-Fall 2025 training schedule.
2- Website/Statement of Information	Director M. Pliskin added the CCR to the website.	Informational item.
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. •Maintenance Committee: Maintenance issues to be discussed as part of the CIP Committee. 	<ul style="list-style-type: none"> •Emergency/Disaster Response Plan: In progress, being updated •CIP Committee: Deferred until financial status improves •Maintenance Committee: Part of the CIP Committee
4- CPA Financial Review	Deferred	Deferred
5- SFEMWC Files Storage	Director M. Pliskin informed the Board that the developer's files are stored with Gary Whitney at Britton Construction. Arrangements need to be made to move the files to our storage container. Due to current climate conditions the moving of the files will take place this fall.	Files to be moved into our storage container this fall as climate conditions become more tolerant.
New Business		
1- Kaweah Computers	Guest participant Daniel Gibler owner of Kaweah Computers presented an offer to install a Wi-Fi system that would allow us to monitor the water level at the main tank 24/7. His equipment would be attached to the top of the latter on the main tank. The monitoring system could expand to include the 10,000-gallon water tank, booster pumps, wells, and eventually residential meters. A motion to pursue a bid for well/tank monitoring was made by Director Daniels, second by Director P. Pliskin. Mr. Gibler will inspect the electronic control panel at the main tank Thursday July24, 2025 to evaluate the current electrical system and the possibility of other power needs. If the current electrical source is capable of powering the Wi-Fi system Mr. Gibler will consult with Willitts	A motion to pursue a well/tank monitoring system by Kaweah Computers was made by Director Daniels, second by Director P. Pliskin and unanimously passed. This will allow Mr. Gibler from Kaweah Computers to consult with Willitts Equipment Company regarding the feasibility to ty in the electrical control panel at the main water tank to a Wi-Fi system for monitoring the water level at the main tank. The consultation fee would be paid by SFEMWC.

	Equipment Company to evaluate the feasibility of this project. The consultation cost for Willitts Equipment Company would be paid by SFEMWC.	
2- Will Not Serve Letter	Director M. Pliskin furnished Tulare County with a Will Not Serve letter for the property adjacent to lot 32 (A.P.N. 068-392-001 being developed by John Taylor). This property is outside of South Fork Estates and is not part of SFEMWC.	Informational item.
3- State Compensation Insurance Fund	<p>Per Director M. Pliskin: The State Compensation Fund bill was paid in June for, what appeared to be our yearly premium.</p> <p>The State Compensation Insurance Fund changed the format for charging for insuring volunteers. All volunteers, whether they are Board members or not, are treated as if they are earning an hourly wage of \$16.50 per hour. In the past our premiums have run approximately \$1200.00-\$1300.00 per year. This year they included our Board members and rated them as working 20 hours per week. The new premium for June 1, 2025, to June 1, 2026, was over \$15000.00. This was not stated on the original bill. Director M. Pliskin spoke with Katie Waters, State Fund Representative. Since our volunteer hour are inconsistent, she stated that our premium would be changed to a monthly billing cycle instead of yearly. We currently have a credit balance of \$1258.50 after paying the initial bill of \$2517.00. We have not received the new form that will have to be filled out monthly. Director M. Pliskin does not know what the new monthly premiums will be at this time. The premiums will be based on time volunteers work on behalf of the water company (meter readings, meetings, administration time, etc.).</p>	The State Compensation Insurance Fund premiums may force SFEMC to drop coverage for volunteer workers. If that happens the Board of Directors will have to create a letter to all volunteers that they must have their own insurance coverage to protect themselves in case of injuries incurred serving the water company. The Board will determine what if the premiums are affordable once we understand what our new rates will be.
4- Draft Policies	<p>The following new policies were submitted for Board review by Director P. Pliskin:</p> <ul style="list-style-type: none"> •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 each Board member will review the draft policies post meeting.</p>	Board members will review the draft policies post meeting. A vote will take place electronically after each Board member has had chance to review the policies. The review will take place ASAP.
5- 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"> •Cross contamination survey was due July 1, 2025. Tom Ridenour, Certified Operator applied for a 3-month extension that would extend the deadline to October 1. C.O. Ridenour is qualified for conducting this survey and will do so as his time permits. According to Tony Parks the survey was last done 5-6 years ago. •During his monthly wells meter readings, Tony Parks noticed water flooding around the day tank. This was repaired by C.O. Tom Ridenour (found a loose pipe connection). •Backflow preventers – need to be replaced. C.O. Ridenour will replace them (cost approximately \$40.00 apiece plus labor). •Water meters for wells 1 and 2 (both batteries operated) found in poor condition. Both will be replaced with analog meters by C.O. Ridenour. The analog meters are more reliable and are not subject to electrical failure. The cost for the new meters (including labor) is approximately \$1800.00. They are currently on order. The meter for well 3 does not need to be replaced. •Water leak lot 12 (company's side) – Robert Marks Plumbing conducted repairs. 	<ul style="list-style-type: none"> •Cross contamination survey to be completed by C.O. Ridenour by October 1, 2025. •Backflow preventers to be replaced by C.O. Ridenour ASAP. •Water meters for wells 1 & 2 to be replaced by C.O. Ridenour ASAP.

6- Financial Report	<p>Director M. Pliskin presented the Board with financial graph showing expenses and 2nd quarter revenue. The graph shows approximately \$39,000.00 cash on hand. Unexpected expenses yet to be realized include replacing the water meters, backflow survey (due October 1, 2025), State Compensation Fund insurance rates, failing pressure release valves.</p> <p>Starting with the current billing, stakeholders that are at least 1 quarter delinquent have been assessed a late fee for the entire outstanding amount owed.</p> <p>The outstanding invoice balance for the second quarter bill is over \$12,000.00 (due by August 12, 2025). Second notices for those who have not paid by August 12, 2025 will be send out around August 20, 2025.</p> <p>We are also owed over \$9000.00 for (4) chronic delinquent stakeholders. 3 are subject to added lien fees. Legal fees for obtaining a lien is proximately \$500.00. Also, the price of 1st class stamps went up five cents per stamp on July 13, 2025. Director M. Pliskin purchased 200 stamps before the price hike (73 cents per stamp to 78 cents).</p> <p>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 of the next 2 quarters.</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 over the next 2 quarters.
Closed Session	Director M. Pliskin updated the Board as to who is delinquent with water bill payments and how much they owe.	Informational item.
Next Board of Directors Meeting	The next Board of Directors meeting October 22, 2025, @ 7pm at 41855 Quail Run Drive, Three Rivers CA.	Information item.
Adjournment	Meeting adjourned at 9:01pm with thanks to all for attending.	Informational item.