

Minutes of the Meeting
of the Board of Directors of
Crestview Mutual Water Company
March 26, 2024

1. Convened Public Meeting

The meeting was called to order by President Frank Mezzatesta on Tuesday, March 26, 2024, at 5:32 p.m. for an in-person meeting at the Hampton Inn, 50 W. Daily Drive, Camarillo, CA.

Attendance and Quorum

Directors Present: Frank Mezzatesta – President
 Alma Quezada – Vice President
 Steven Muro – Secretary
 Dave Stephenson – Director

Directors Absent: Laurie Bennett – Treasurer

Staff/Counsel Present: Durrell McAdoo – Water System Superintendent
 Ann DeMartini – Business Consultant
 Lauri Marino – Office Manager

2. Shareholders Public Forum

Roger Chittum inquired about the well site study. Director Frank Mezzatesta stated that the study would be covered later in the meeting and reported that the possible sites have been narrowed from six to three.

Ed Atsinger inquired about the status of the project, and noted that it should be expedited, and that this matter will likely go before the Ventura County Board of Supervisors again. Considerable discussion ensued regarding the upcoming steps in the process; a local hydrologist will be retained to assess the water quality at the remaining sites. Director Mezzatesta hopes to narrow down the sites from three to two, after which additional analysis will be completed.

Cheryl Temple provided information about septic system issues; further discussion ensued regarding possible septic seepage concerns with respect to the location of the well. Mr. Atsinger remarked that studies of soil science have noted very slow movement of seepage contaminants, and that precise science should be relied upon. Ms. Temple asked about vacant lots sought for Section 8 housing and asked if any lots in the district qualify for consideration. Superintendent Durrell McAdoo stated that 191 Alviso is a possibility, as are all vacant lots in the County.

Director Dave Stephenson stated that as shareholders, all are seeking the same outcome with respect to the well, and that the Company is moving forward on a good path.

CONSENT AGENDA

3. Minutes

The minutes of the Regular Meeting and Executive Session of the Board of Directors of February 27, 2024, were presented. On a motion made by Director Steven Muro and seconded by Director Dave Stephenson, the Board approved with four ayes the following:

Resolved, that the minutes of the Regular Meeting and Executive Session of the Board of Directors of February 27, 2024 be accepted as presented.

ACTION ITEMS

4. Water Rate Study

The Board reviewed the final rate study completed by Raftelis and the associated Staff recommendation. Business Consultant Ann DeMartini noted that Raftelis recommended raising the Tier 1 water rate for revenue stability. 70% of water sold by Crestview is used for irrigation. Metropolitan Water is considering raising their wholesale water rate by 20%. The Board was provided with several scenarios utilizing different rates. Ms. DeMartini explained the newly enacted water master fee associated with the basin adjudication of \$64 per acre-foot pumped; the rate could go as high as \$200 per acre-foot pumped to fund the water master's operations. Discussion ensued. On a motion made by Director Dave Stephenson and seconded by Director Steven Muro, the Board approved with four ayes the following:

Resolved, to raise Crestview's Tier 1 water rate from \$2.85 to \$3.79 per thousand gallons, leaving Tier 2 and Tier 3 water rates the same, effective April 1, 2024.

INFORMATION ONLY

5. Water Superintendent's Report

Durrell McAdoo reported that Well 4 is currently in stand-by mode. Well 6 is meeting all water demands for the district; Currently, 23 acre-feet have been pumped. Water static levels have remained constant. Crestview staff continues to undergo a system-wide lead audit to verify what type of piping materials were used during construction. Currently, staff has completed 200 hands-on checks (out of 628 total accounts). Water valves have been exercised in 20% of the district to date, allowing for isolation in the event of emergency.

6. Business Consultant's Report

Ann DeMartini reported the following:

Workplace Violence Training – A workplace violence plan will be in place by July 1, 2024. Staff met with a security firm to institute protections for Company employees and facilities. I.D. Cards were made for Staff, to identify as disaster service workers.

Local Water Supply Update – As previously mentioned, Metropolitan Water is considering a 20% wholesale water rate increase, affecting 60-70% of County water purveyors.

7. Treasurer's Report

The February financial statements were presented, with explanatory notes. Account #4075 – Regulatory Compliance is over budget due to the previously reported water master fee paid to the Fox Canyon GMA in February.

8. President's Report

Director Frank Mezzatesta, President, reported that as of today, 174 proxy ballots had been received for the Annual Meeting to be held on April 2, 2024 at the Spanish Hills Club. He noted that it is unlikely that a quorum will be attained to hold an election and confirmed that there are no additional candidates running for the Board of Directors.

9. Adjournment

On a motion made by Director Frank Mezzatesta, seconded by Director Steven Muro and approved with four ayes, the regular meeting was adjourned at 6:36 p.m.

Call to Order – Executive Session at 6:50 p.m.

1. Executive Closed Session

The Board in Executive Closed Session discussed the following matters:

- Personnel Matters – No decisions were made; nothing to report.
- Well #7 Site Selection – No decisions were made; nothing to report.
- Third-Party Contracts – No decisions were made; nothing to report.

2. Adjournment of Executive Session

On a motion made by Director Steven Muro, seconded by Director Dave Stephenson and approved with four ayes, the Executive Session was adjourned at 8:55 p.m.

Shareholders in Attendance:

Atsinger, Ed
Campuzano, Tony
Chittum, Roger

Cohen, Christine
Derr, Michael
Ono, Christopher

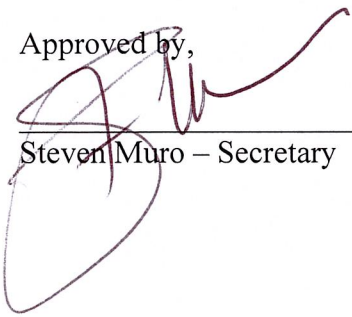
Rieger, Ron
Rolls, Mike
Temple, Cheryl

Submitted by,



Lauri Marino – Office Manager

Approved by,



Steven Muro – Secretary



Frank Mezzatesta – President