

Minutes of the Meeting
of the Board of Directors of
Crestview Mutual Water Company
July 28, 2020

Convened Meeting

The meeting was called to order by Treasurer Doug Off on Tuesday, July 28, 2020, at 4:10 p.m. via Zoom video conference.

Attendance and Quorum

Directors Present: Sol Chooljian – Vice President
 Doug Off – Treasurer
 Roger Whitlock – Secretary
 Alma Quezada – Director

Directors Absent: Steve Gill - President

Staff/Counsel Present: Robert Eranio – Consulting General Manager
 Lauri Marino – Office Manager
 Gregory Patterson – Corporate Counsel: Musick, Peeler & Garrett

Shareholder's Public Forum

The Board received comments and answered questions from shareholders regarding proposed Well #7 on Alviso Drive, the Emergency Meeting held on July 2, 2020, and provided detail regarding potential litigation facing the Company. Shareholders present were Christine Cohen (La Patera Drive), Mike Rolls (Alviso Drive), Dana Lasch (Estaban Drive), Roger Chittum (Ashdale Court), Carol Duron (Ashdale Court), Geoffrey Mosdale (Ashdale Court), and Tom Rozanski (Alviso Drive).

Approval of Minutes

The minutes of the June 23, 2020 meeting were presented. On a motion made by Doug Off and seconded by Alma Quezada, the Board approved with three ayes and one abstention the following:

Resolved, that the minutes of the meeting of the Board of Directors of June 23, 2020 be accepted as presented.

The minutes of the Executive Session of the meeting of June 23, 2020 were presented. On a motion made by Doug Off and seconded by Alma Quezada, the Board approved with three ayes and one abstention the following:

Resolved, that the minutes of the Executive Session of the meeting of the Board of Directors of June 23, 2020 be accepted as presented.

The minutes of the Emergency Executive Session of the meeting of July 2, 2020 were presented. On a motion made by Roger Whitlock and seconded by Sol Chooljian, the Board approved with three ayes and one abstention the following:

Resolved, that the minutes of the Emergency Executive Session of the meeting of the Board of Directors of July 2, 2020 be accepted as presented.

General Manager's Report

Well #4/Well #6 – Well #4 is pumping at 925 gpm. The Well has dropped 2.1 feet, with the pumping level only 9 feet above shutoff. Well #6 is currently supplying lower zone water system demands at 1,150 gpm.

Well #7 – Crestview has filed an appeal of the Planning Commission's decision; Crestview is working with the State Water Resources Control Board and the Los Angeles Regional Water Quality Control Board to mitigate septic setback issues.

Well #8 – City of Camarillo has the building plan under review. Crestview has been directed to add a porch to the building for aesthetic purposes. Once renderings are available, the Board will communicate the look of the project to Company shareholders.

Estates at Spanish Hills – Water system improvements are complete. Water quality testing has concluded. Developer has been invoiced. The development has two fire hydrants and one blowoff. Two out of the eleven available lots are in the permitting phase.

Ad Hoc Negotiating Committee

Greg Patterson stated that he is receiving numerous letters from the Crestview Alliance through the law firm of Goldenring/Pachowicz. It is unknown who is within the Alliance with the exception of Mike Rolls; others within the Alliance might not be Crestview shareholders. Mr. Patterson stated that it is the Board's decision whether they want to meet with the Alliance, but be aware that they will not know who they are negotiating with. Discussion ensued. Due to the sensitive nature of the issues the ad hoc committee would be expected to face, all additional discussion regarding this topic was moved to Executive Session.

Annual Shareholders Meeting Discussion

Sol Chooljian advised that it may be best to wait until the County of Ventura releases restrictions until holding an in-person meeting, and noted that there is no easy answer at this time. Discussion ensued. The topic was tabled until more guidance is received from government officials. Zoom video conferencing may be cumbersome; the Company must be able to allow shareholder participation. There are many logistical issues to work out.

Monthly Financial Review

Treasurer Doug Off reported on the sound financial status of the Company. Sol Chooljian noted that there are some pending expense items not yet booked that will impact year-to-date profit. Treasurer Off noted that the bank balances continue to be strong.

Adjournment

On a motion made by Doug Off, seconded by Roger Whitlock, and approved with four ayes, the regular meeting was adjourned at 5:30 p.m.

Next Meeting


The next meeting of the Board of Directors will be held on Tuesday, July 28, 2020 at 4:00 p.m. via Zoom video conference.

Submitted by,



Lauri Marino, Office Manager

Approved by,



Roger Whitlock, Secretary



Sol Chooljian, Vice-President