

**Minutes of the Meeting**  
of the Board of Directors of  
Crestview Mutual Water Company  
November 15, 2022

**Convened Meeting**

The meeting was called to order by President Sol Chooljian on Tuesday, November 15, 2022, at 4:03 p.m. via Zoom video conference.

**Attendance and Quorum**

Directors Present: Sol Chooljian –President  
Roger Whitlock – Vice President / Secretary  
Alma Quezada – Director  
Laurie Bennett – Director – Arrived at 5:01 p.m.

Directors Absent: None

Staff/Counsel Present: Robert Eranio – Consulting General Manager  
Lauri Marino – Office Manager  
Durrell McAdoo – Lead Water Treatment Operator  
Jane E. Usher – Corporate Counsel: Musick, Peeler & Garrett

**Shareholder's Public Forum**

Sol Chooljian reported that Crestview has recently received an e-mail from shareholder Jeff Douglas outlining numerous suggestions for Well #7, and his ideas on how to move forward with the project. His e-mail will be addressed at the next Board meeting.

A question arose about Board vacancies and how they are filled. Roger Whitlock reported that over the last several years, eighteen potential candidates have been contacted by the Board. Of those interested, two candidates were interviewed.

A comment was made about Frank; while he did not run in the June 2022 election, he was a good, impressive candidate.

A comment was made that at the last annual meeting, the disinformation presented by candidates Dave and Steven was not appreciated.

A comment was made that the Board is about to select a person that did not run. The Board must appoint either Mr. Stephenson or Mr. Muro, the highest vote getter.

A statement was made that due to a lack of a quorum at the annual meeting, the election was not valid. Discussion ensued.

One shareholder commented on another shareholder's misinformation.

Sol Chooljian, as a shareholder, commented on the metrics of the operation of the Company that as long he can remember: 1. Has anyone turned on a faucet and only heard a gurgle and no water? 2. How reliable has the supply of water been? 3. Safety: the water has been safe to drink.

### **Approval of Minutes**

The minutes of the October 27, 2022 meeting were presented. Discussion ensued. The minutes were tabled in order to make a correction and will be presented in the next Board meeting.

The minutes of the Executive Session of the meeting of October 27, 2022 were presented. On a motion made by Alma Quezada and seconded by Roger Whitlock, the Board approved with three ayes the following:

**Resolved**, that the minutes of the Executive Session of the meeting of the Board of Directors of October 27, 2022 be accepted as presented.

### **Report on "Executive Session" From October 27, 2022**

Jane Usher reported that no reportable actions occurred.

### **Board Member Vacancy and Election of Officers**

Sol Chooljian read a letter from Treasurer Doug Off, dated November 2, 2022, announcing his resignation from the Board of Directors, effective immediately. The Board thanked him for his dedication and many years of service.

President Chooljian read from Crestview's Bylaws regarding actions pertaining to filling Board member vacancies. Roger Whitlock nominated Frank Mezzatesta saying he and Doug Off interviewed Mr. Mezzatesta and two other candidates and found him to be the lead candidate due to his corporate history, presidency of his neighborhood's HOA, and that he has interesting, different ideas and is very well-suited to be a Board member. Sol Chooljian seconded his nomination.

Alma Quezada stated that Steven Muro received the most votes at the annual meeting, and therefore Mr. Muro should be nominated. Ms. Quezada asked Roger Whitlock to withdraw his nomination of Mr. Mezzatesta; Mr. Whitlock declined to do so. On a motion made by Roger Whitlock and seconded by Sol Chooljian, the Board approved with three ayes the following:

**Resolved**, that Frank Mezzatesta be appointed to Crestview's Board of Directors.

Discussion ensued regarding the election of officers of the Company. On a motion by Roger Whitlock and seconded by Sol Chooljian, the Board approved with four ayes (Laurie Bennett had not joined the meeting yet) the following:

**Resolved**, that Crestview's Officers of the Company are as follows:  
President — Frank Mezzatesta, Vice President — Alma Quezada, Secretary — Roger Whitlock,  
Treasurer — Laurie Bennett, and Director — Sol Chooljian.

Mr. Mezzatesta thanked the Board for his appointment.

### **Fiscal Year 2022/2023 Draft Budget**

Robert Eranio reported that there have been no changes to the assumptions for the budget model; there are no qualifying statements. Robert explained the significant changes to the budget from the prior fiscal year. Operations salaries have decreased due to a change in personnel. Power expenses increased over last year due to the change in Well #4's pump. Chemical expenses have risen three-fold over the last year. Robert explained that if conservation measures can be met by the shareholders, Crestview will not have to import water in FY2023. Finally, as the adjudication is wrapping up, legal expenses will decline. On a motion by Roger Whitlock and seconded by Alma Quezada, the Board unanimously approved the following:

**Resolved**, that Crestview Mutual Water Company accept the proposed Fiscal Year 2022/2023 Budget as presented.

### **SB-522 - Hertzberg – 2021**

Robert Eranio reported that SB-522 requires small water systems to take steps to increase their drought resilience, with the requirement to register for mutual aid with the California Water/Wastewater Agency Response Network (CalWARN) or a similar mutual aid organization by January 1, 2023. Jane Usher reported that because Crestview joined the Association of Water Agencies Ventura County in 1998, and as this is a "similar mutual aid organization", Crestview is covered. Sol Chooljian reported that future Well #8 will also be a form of mutual aid once put into production. Discussion ensued about Crestview's coordination pertaining to mutual aid with the County of Ventura and Calleguas Municipal Water District.

### **General Manager's Report**

Drought Planning — Robert Eranio reported that a new water year began on October 1, 2022, and one-inch of rain has recently fallen in the area. Due to a sizable water leak on a shareholder's property in the District, Crestview did not meet conservation goals for October. Staff has once again advised this shareholder to sign up to EyeOnWater to set leak alerts and manage their water usage efficiently. There is now a new mandate that non-functioning lawns are not to be watered within the State of California.

Las Posas Hills Meeting: December 5, 2022 — The HOA has asked that a representative from Crestview be present at this meeting. Sol Chooljian commented that the positives of the project need to be discussed, with work to gain support of the project. He recommended that Robert Eranio attend the meeting for his operational knowledge and capabilities. Frank Mezzatesta also stated that

he would attend on behalf of Crestview. Discussion ensued; comments were made that this meeting will not result in a positive outcome because of the HOA Board's continued obstruction.

**Adjournment**

On a motion made by Laurie Bennett, seconded by Roger Whitlock, and approved unanimously, the regular meeting was adjourned at 5:29 p.m.

**Next Meeting**

The next meeting of the Board of Directors will be held on Thursday, January 26, 2023 at 4:00 p.m.

**Shareholder Attendance Roster: Board Meeting of November 15, 2022**

Roland Bauer	Roger Chittum	Christine Cohen
Craig Crosby	Rafael Francke	Jerry/Letah Harris
Stacy Lucchese	Frank Mezzatesta	Steven Muro
Craig Reston	Mike Rolls	Dave Stephenson
Katie Teague	Barbara Whatley	

Submitted by,

  
Lauri Marino, Office Manager

Approved by,

  
Roger Whitlock, Secretary

  
Frank Mezzatesta, President