

Minutes of the Meeting
of the Board of Directors of
Crestview Mutual Water Company
June 30, 2023

1. Convened Public Meeting

The meeting was called to order by President Frank Mezzatesta on Friday, June 30, 2023, at 5:38 p.m. for an in-person meeting at the Hampton Inn, 50 W. Daily Drive, Camarillo, CA 93010.

Attendance and Quorum

Directors Present: Frank Mezzatesta – President
 Alma Quezada – Vice President
 Laurie Bennett – Treasurer
 Roger Whitlock – Secretary
 Sol Chooljian – Director

Directors Absent: None

Staff/Counsel Present: Robert Eranio – Consulting General Manager
 Durrell McAdoo – Lead Water Treatment Operator III
 Lauri Marino – Office Manager

2. Shareholder's Public Forum

Luis Recharte stated that he is the property owner of Valley Vista Drive where the sinkhole is located at the rear of his property, where Crestview's water line crosses from Valley Vista to La Patera Drive. Mr. Recharte stated that he is waiting on the water company to make repairs. Mr. Recharte submitted several photos of the exterior of the drainpipe and asked for an update as to when Crestview will begin repairs on the existing 12" transfer main from Well #3 to Valley Vista Drive. Considerable discussion ensued.

Roger Chittum asked on behalf of himself and Christine Cohen about the draft June 12, 2023, open session meeting minutes as to why there is no report about what was discussed in the "Closed" session, as has customarily been reported in prior meeting minutes. Staff reported that it was an oversight, and those minutes will be tabled and brought back for approval at the next Board meeting. Mr. Chittum also asked on behalf of Christine Cohen now that we are at the end of Robert Eranio's tenure, can she have a copy of Robert's Associated Water's contract? Mr. Chittum also spoke about this meeting's agenda regarding the Approval of the Annual Shareholders Meeting Minutes from April 2021. Mr. Chittum stated that asking for Board approval of the Minutes for an Annual Shareholder's Meeting makes no sense, as the shareholders approve the Annual Meeting Minutes, not the Board. Discussion ensued. Director Mezzatesta stated that we will take this under advisement in a minute, when we go to vote on this matter, and the Board will decide if they want to approve them or not.

Sandy Melton spoke in favor of allowing remote access for the Board Meetings to allow full shareholder participation, and it is a reasonable and effective way of doing business that is not cost prohibitive.

Dave Silkey asked, “Were any members of the Board, employees, or contractors involved in any way with the drafting or influence of the new Bylaws or CC&Rs of the Las Posas Hills Homeowners Association?” Mr. Silkey also asked, “How many real estate holdings does Crestview Mutual Water actually have?” Lastly, Mr. Silkey stated he heard that Crestview has spent close to or more than \$900,000 in defense of the position for 191 Alviso, and Mr. Silkey stated that he would like to see an accounting of the money spent defending the position of 191 Alviso. Discussion ensued.

Steven Muro noted an error on page 9 of the board meeting packet; the meeting minutes need to be corrected to reflect his first name as Steven, not David. Mr. Muro also agreed with Sandy Melton about Zoom Meetings, and all shareholders should have access from wherever they are in the world to be able to see what is going on with our Company. Third, Mr. Muro suggested that this Board should pick a date, a day of the week, a time of the month, like the 3rd Thursday of every month, at 6:00, so everyone’s schedule can be in sync with the Board. Director Mezzatesta stated that Crestview will do that (third point), as it is the right thing to do.

3. Approval of Minutes

The minutes of the Annual Meeting of April 21, 2021, were presented. Director Quezada commented that traditionally, this is not the way the Company approves annual meeting minutes. She noted that in the April 2021 minutes, the President called for a motion for approval from the shareholders in attendance, and that the minutes are typically approved by the shareholders at the annual meeting. A brief discussion ensued; it was decided that these minutes be tabled to the upcoming Annual Meeting.

The minutes of the Board of Directors meeting of May 25, 2023, were presented. Discussion ensued.

On a motion made by Director Roger Whitlock and seconded by Director Laurie Bennett, the Board approved with three ayes, one nay, and one abstention the following:

Resolved, that the minutes of the meeting of the Board of Directors of May 25, 2023, be accepted as amended.

The minutes of the Executive Session of the May 25, 2023, meeting were presented.

On a motion made by Director Laurie Bennett and seconded by Director Alma Quezada, the Board approved with four ayes and one abstention the following:

Resolved, that the minutes of the meeting of the Executive Session of May 25, 2023, be accepted as presented.

The minutes of the special meeting of the Board of Directors of the June 12, 2023, meeting were presented. A brief discussion ensued; the minutes were tabled for correction and will be presented for approval at the next Board meeting.

The minutes of the Executive Session of the special June 12, 2023, meeting were presented.

On a motion made by Director Laurie Bennett and seconded by Director Sol Chooljian, the Board unanimously approved the following:

Resolved, that the minutes of the Executive Session of the special June 12, 2023, meeting be accepted as presented.

INFORMATION ONLY

4. Treasurer's Report – Information Only

Director Laurie Bennett, Treasurer, reported that the Company remains in a good financial position due to significant cash reserves; she reported that the El Niño weather forecast for the winter may further damage upcoming water sales. Director Bennett noted that further granularity is now reported with respect to professional fees; these fees are mostly for legal expenditures. She further noted that there was no budget for the temporary administration personnel used earlier in the year. Water sales will increase over the summer and fall months. The loan from the Community Bank of Santa Maria for building a new well is in the process of being retired; at the time, that loan provided the lowest interest rate. Director Bennett affirmed that since it is the mid-point of the fiscal year, the Company will look at expenses and rates as is customary.

5. Monthly Operations Report – Information Only

Water System Status

Durrell McAdoo, Water Treatment Operator III, reported on the status of Well #4 and Well #6. Mr. McAdoo noted that the air release was recently lost at Well #6 and that a critical spare was installed to ensure that the well will remain in service. He stated that the air release had been in service for 20 years. Mr. McAdoo reported on the industry-wide shortage of available water treatment operators; these employees need the appropriate state water distribution and treatment plant licenses to be hired by water agencies, and there is currently a lack of such individuals. Discussion ensued. Mr. McAdoo will continue to reach out to other agencies and local military bases for available journeypersons.

6. General Manager's Report – Information Only

Consulting General Manager Robert Eranio reported that the Annual Meeting is scheduled to be held in person on Wednesday, August 16, 2023. An outside inspector of election has been engaged to certify the vote. Discussion ensued regarding remote access to the meeting. Mr. Eranio gave a status report on Well #8; the City of Camarillo has completed its environmental update; a public review is expected to be scheduled in the next several weeks. Lastly, Mr. Eranio reported that due to his retirement from Crestview Mutual Water Company after nearly 30 years of service, Durrell McAdoo will take over this report at upcoming Board meetings.

7. President's Report – Information Only

Director Frank Mezzatesta, President, reported on Crestview's meeting with Calleguas regarding Well #8. Director Mezzatesta noted that the project may not be completed in the time frame set by the contract. Calleguas affirmed that the well is still needed, an external source of water is still needed for consistent supply, and that if needed, the time frame in the contract can be modified. Director Mezzatesta stated that Calleguas wants to continue to work with Crestview.

8. Adjournment

On a motion made by Director Laurie Bennett, seconded by Director Roger Whitlock, and approved unanimously, the regular meeting was adjourned at 7:02 p.m.

Call to Order – Executive Session at 7:15 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 Siting Review Workshop – No decisions were made; nothing to report.

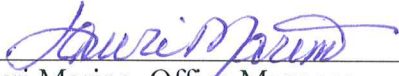
2. Adjournment of Executive Session

On a motion made by Director Laurie Bennett, seconded by Director Alma Quezada, and approved with four ayes, the Executive Session was adjourned at 8:45 p.m.

Shareholders in Attendance:

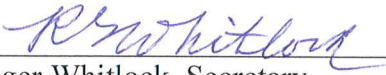
Chittum, Roger
Coe-Recharte, Kimberly
Melton, John
Melton, Sandy
Muro, Steven
Recharte, Luis
Rieger, Ron
Silkey, David

Submitted by,



Lauri Marino, Office Manager

Approved by,



Roger Whitlock, Secretary



Frank Mezzatesta, President