

**Bailey Mutual Water Company  
Board Meeting  
September 1. 2025  
Gerber cabin, 33623 Ivy Trail**

**Action Commitments**

- **Laura will contact Wes Bergman to find out if he is still providing spring water to bottled water companies and whether he could deliver drinking water on the mountain. (Emergency Notification)**
- **Shane will identify accounts  $\geq$  1 year in arrears as of the October 1 deadline. Will discuss with board at board meetings and move forward with first liens.**
- **Shane did meet the Freeman sisters at the shareholders meeting. They will discuss the Board's offer.**
- **Henry will contact Letitia Padilla, our contact at the SD Water Resources Control Board office, about what is necessary for a tank replacement plan to be approved.**
- **Henry will contact people he knows who may be able to help with design work for tank replacement.**
- **Laurie will contact CalMutuals about scheduling board ethics training**
- **Laurie will contact Destry Johnson the Real Estate office involved in Bunkhouse sale 951-541-4852**
- **Laurie will see about templates for the Policies and Procedures required as part of TMF development**
- **Laurie investigate how/whether State requirements would change if we join the resort, increasing the number of connections. How are the requirements different for PMMWCo which is 5 times our size? What is their designation?**
- **Laurie ask PMMWCo about their experience submitting plans for permitted capital improvements;**

**Present:**

Laura Lorentzen, President  
Rosie Lopresti, Assistant to the President  
Henry Castillo, Operations Manager  
Shane Kochon, Treasurer  
Laurie Gerber, Secretary

Meeting called to order at 11:07

**1. Schedule quarterly board meetings** - all meetings will be on Wednesdays at 10:00am on Palomar. Zoom support will be provided for anyone who can't attend in person  
September 24, 2025  
January 21, 2026

April 15, 2026

June 3, 2026

Board ethics training: PMMWCo has arranged for a dedicated presentation to the board together. Let's try to do ethics training during a board meeting. Required training is 2 hours:

**Action: Laurie contact CalMutuals about scheduling board ethics training**

Rosie mentioned that the Bunk House seems to have been sold on July 1 (on Redfin) however, we have received not share transfer demand letter. **Action: Laurie contact Destry Johnson the Real Estate office involved in Bunkhouse 951-541-4852**

## **2. Lien process**

**Action: Shane will identify accounts  $\geq$  1 year in arrears as of the October 1 deadline. Will discuss with board at board meetings and move forward with first liens.** (Give 20 days notice, then file lien with the County recorder).

## **3. Freeman account**

Shane will discuss our offer with them.

## **4. State application progress - Several components**

Out of 12 items required for our permit submission, 6 (the easiest ones) have been submitted. Only one was accepted: Well documentation from Brad's operations binder.

Other items:

**Item 7: Emergency Notification** - In 2024 our plan was accepted and it only required that we establish a procedure for notifying the community of a Boil Water order for microbial contamination. Now the plan needs to include our designated water hauler (must be a California Dept of Public Health certified potable water hauler) who can deliver drinking water to our community in case of total system failure. Laurie contacted Famous Ramona spring water and Blu Bulk - both of whom primarily haul spring water off of Palomar to be sold as bottled water. But they also provide water for emergency use and social events.

**Action: Laura will contact Wes Bergman to find out if he is still providing spring water to bottled water companies and whether he could deliver drinking water on the mountain.**

**Item 9. Cross Connection Control** - Need to identify a person as our "CCC Coordinator" who is responsible to survey our system and identify cross connections, assess the level of hazard, and develop a mitigation plan. We need to designate in our bylaws - who is responsible for backflow protection, and how we will enforce compliance. During board meeting, board members generally liked the idea that the property owner must install and maintain backflow devices. Every backflow prevention device must be tested every year by a certified backflow technician. Devices installed must be the kind that are testable.

## **Item 11. TMF (Technical Managerial and Financial Capacity assessment)**

- BMWCo needs to define lines of authority - organization chart;
- Need to establish a training program and keep track of training

- Need to have documented policies and procedures about collections and how we document repairs to the system, and others. **Action: Laurie see about templates for the required policies.**
- Establish a complaints program and procedures (log complaints and response)
- Need to explore consolidation with other nearby water systems. **Action: Laurie investigate how/whether requirements would change if we join the resort, increasing the number of connections. How are the requirements different for PMMWCo which is 5 times our size? What is their designation?**

#### **Item 12. Approved plans to remedy 4 citations**

1. Replace 10K gallon transfer tank: **Action: Henry will contact Letitia Padilla about what is necessary for a plan to be approved. Also, Henry will contact people he knows who may be able to help with design work. Action: Laurie ask PMMWCo about their experience submitting plans for permitted capital improvements;**
2. Replace 8K gallon storage tank
3. Redesign and replace overflow on 25K gallon steel tank
4. Remedy cross connection to Bailey's resort and establish a cross connection control plan

How can we spread out the responsibility?

Tasks for volunteers

- Cross Connection Control Plan
- Complaints procedures
- Policies and procedures
- Plan and design tank replacement - shepherd plan through the permit process (with State water boards - no fees, 2-week estimated approval time.) We don't know how complex the plan needs to be. Need engineering firm? Or hand-drawn illustration good enough?

#### **Finances**

We have \$10,000 uncommitted income per year

In the bank \$70K

**5. Meeting with Shimon/resort about joining forces.** Expecting to hear back about what resources they could share. Laura concerned that they seem ready to use legal means to compel us to join if we don't do so willingly.

**Meeting adjourned at 12:20.**