

BMWCo Board Meeting Minutes
September 24, 2025
Gerber Cabin 33623 Bailey Meadow Road

Present:	Rosie Lopresti	Shane Cochon
Laurie Gerber (LG)	Jack Weisgerber (JW)	Visitors:
Laura Lorentzen (LL)	Absent:	Wes Bergman
Robert Lopez (RL)	Henry Castillo	Vickie Swenson

Meeting called to order at 10:36 by President, Laura Lorentzen

The group discussed topics with the visitors before the regular agenda items.

Laura invited **Wes Bergman of Palomar Land and Cattle** to discuss resources he has on the mountain:

Emergency water supply: Palomar Land and Cattle (PL&C) sells bulk spring water to various bottlers. He works with a hauler out of Rainbow (Schober Transport <https://schobertransport.com> 951-506-9944). PL&C also sells water to Famous Ramona (who Laurie had talked to recently). If we needed water in an emergency, we would likely need to pay a truck to come up to the mountain (\$1,000 minimum) to haul as many loads as we need from their tanks to ours (\$100 or \$200 per load?). Most cost effective to do multiple loads. Transfer is all gravity fed. We would need to have a hose long enough to reach a tanker parked up the road where there's enough elevation drop-off for the water to flow naturally into our tank. Tankers have hoses that will reach 20 feet. We would need to have our own transfer hose and have a place for truckers to park.

Rosie asked if we could use non-potable water to flush toilets in an emergency, for example the water in fire water tanks. Yes, but we can't run that water through our drinking water pipes. Would need to bring that water to your bathroom in buckets.

Equipment/construction capability: PL&C has various heavy equipment: bull dozer, excavator, loader. We could hire their equipment and operator to work on our projects for a day rate.

Other ideas: PL&C applied for grants for forest fuel removal. The grant will pay for them to buy equipment including a chipper, etc. They could help us with fuel reduction in our area. We might be able to get a grant to pay them for this work the way that PMFSC has done.

Laura invited **Vickie Swenson to discuss the required replacement of the 8K gallon concrete tank** on an easement leased from the Swensons.

The group discussed whether to increase the volume of the tank to give us more days of reserve if the steel tank is offline sometime. (The community's maximum daily demand is under 2,000 gallons currently while not serving the resort. In 2019 during a week when the resort was fully occupied, Jack has records of 4,000-gallon-per-day use for the community + resort. An 8,000 gallon tank would give us a 2-day water supply if all parts of the community are drawing the maximum recorded volume.)

Robert believes that water tanks, which are just set on the ground and not built-in or anchored, do not require extensive permitting. It is easiest to replace an item with something very similar. If we want a larger tank, we could go taller or slightly wider (after the meeting, Robert confirmed that the diameter of the current tank is 12')

Vickie will need to discuss any construction plan/tank replacement with her family. Need to see what we propose.

Robert noted that the new tank will not be exactly the same size as the current one, which was custom-built on-site.

Robert suggested that if, in the future, we need additional storage reservoirs, we could site them on the unused parcels owned by BMWCo.

Vickie mentioned that the water pressure at her rental cabin is very low. Robert believes that the pipes have narrowed with built up deposits. Group discussion: Good idea to repipe the Swenson's delivery line when we replace the water tank. Their line is a small spur off the first segment of the East Line.

Also, in terms of accommodating the higher water demand from serving the resort, if we rejoin, they have their own storage reservoirs that will give them a reserve to manage high-use days.

1. Old Business: action items from Sept 1 Meeting (separate handout)

Share issues: Shane reported to Laurie that we can issue a share to the Freemans. Jack needs a Grant deed from Freemans to issue a share, and from the resort if they finalize the ownership change of the bunkhouse.

Board Ethics training: The 2-hour module is available on-demand. It can be watched at one sitting or in parts. Individually or as a group. The group prioritized discussion and decision making today. **Ethics training will be accomplished either at the next meeting or individually.**

The sale of the bunkhouse was an internal deal with the resort family. It was not sold to an outside entity.

If we rejoin with the resort, it will not change the type of water system we are (Transient Non-Community). We would only go into the next category (Non-Transient Non-Community) if the water system served at least 25 of the same people all year. Shimon reported this week to Laurie that there would only be 2 people living full time on the resort which would bring us to around 22 year-round customers.

PMMWCo has not done any projects through SWRCB yet. They could not comment on the permitting process. (Their last major project was installing a 40K gallon tank in 2018. They were not a state public water system yet and Mike Probert got a county building permit.)

2. New Business

- a. **Completing our State Public Water System application** (Handout with status of application components): Laurie, Henry, Jack, Rosie
- b. **Laurie: Most of the 12 administrative items are in progress, a few are accepted/completed.** Highlighted items have not been started. Two are administrative (Drinking Water source assessment and protection and CEQA/NEPA documentation). Laurie will try and seek help if necessary.

The 4 items with citations (as Laurie understands it) do not need to be completed in order to get a permit, but they must have accepted plans.

- c. **Jack: Cross Connection Control** (identifying and remedying places where stagnant/non-potable water could potentially get into our system). Jack volunteered to take this on at the annual shareholders meeting and is our Cross Connection Control Coordinator. To satisfy our permit requirements we need:
 - 1. The board to adopt a resolution to have a Cross Connection Control Plan;
 - 2. Assign a Cross Connection Control Coordinator (Jack)Jack believes that we have one year from accomplishing these two things to submit a complete plan.

Jack has been reading up and did a first assessment of cross connection hazards. In addition to our connection to the resort, the houses with fire water tanks are a potential hazard (Gerber and the Bunkhouse.) Jack suggests we continue assessing these issues in our Saturday work parties.

Robert suggested that we can address the issue of water flowing back out of houses into the system by putting backflow prevention on every house. It is common to have backflow prevention, a meter, and service shutoff valve as a

compact assembly. Laura suggested that we install everything together as we work around the system to install the required meters by 2031. (Later in the day, Robert provided an estimate of \$400 per residence for the hardware to do this.)

Not clear if/when we need to have a drinking water operator involved for these installations.

Jack - the cross connection with regular residences is a lower risk hazard than fire water tanks or the cross connection with the resort because they are un-permitted. Some things will need to be inspected by a Cross Connection specialist. Laurie mentioned that there is a registry of Cross Connection specialists online.

(<https://www.sandiego.gov/sites/default/files/backflowtesters.pdf>)

Robert: We will need to be prepared that houses will have different kinds of piping material to connect into.

We know that funding may be available for some projects, especially the required meters. The Freemans have offered to help with grant proposals. We just need to have a clear project for them to work on. Maybe the meter project?

Laurie will attend the Cal Mutuals conference in Long Beach on Sept 29 and 30. She will look for information about funding.

Rosie is eager to research funding opportunities that may fit our projects, she will research online. Laurie will provide information from the RCAC funding fair that Laurie and Henry watched online in May.

Discussion about how to provide water to the resort, as in our agreement, (the amount over "a miner's inch" ~12,000 gallons a day) even if their well isn't permitted and we don't have direct connection. Can we pump directly to their reservoirs, with a confirmed air gap, and they handle the water distribution on their property?

We need to get our system disconnected from theirs and permitted before we can worry about how to be permitted together.

Jack - the share for the hotel/agreement states that the resort can use Bailey Mutual water for 3 buildings within 300 feet of the hotel. Most of the resort is outside of our service area.

Jack - To satisfy the state board Cross Control requirement, the board must adopt and support the cross connection control plan. Either by a resolution or by adding a clause about it to the bylaws.

Laurie proposed that the board resolve to adopt a cross connection control plan in compliance with State law. Laura second. Passed 3-0-0.

Robert will find a tank and the cost of the tank.
Laurie will continue as liaison with SWRCB office.

Can Robert help us with the generator which we haven't been able to start? Will coordinate with Jack.

Requirement to monitor water source: Quote from So Cal Well Services to replace the pump and some well parts and reconfigure to pump all the way to the steel tank. Quote for \$20,000, almost all is for the hardware. We would be responsible for reconfiguring the piping to connect from the well to the uplink, bypassing the transfer tank.

With a quote this expensive, we should get a second quote. **Laurie will contact Stehly Brothers Well and Drilling**, which PMMWCo is very happy with.

Other requirements for State Public Water System permit:

- Technical Managerial and Financial Capacity Assessment.
- Organization chart and lines of authority/reporting.
- Emergency plan: Need to catalog typical emergencies that might occur in our area and how to respond:
- Rosie is currently taking on complaints. Can she take on other procedures?

Even though we send out contact information for Jack or Laurie or Marc, long-timers tend to contact Rosie first. If there is a problem/emergency Rosie and Jack or Marc Sproul go to assess the situation.

Typical emergencies: Fire, Earthquake, Pipes freezing

How to notify the community about the water system. Discussed a Sign that would be visible when entering the community. Could be on the parcel with the steel tank. Wooden frame with interchangeable signs that can be dropped in for each situation: Boil water order, water outage or planned maintenance.

Laurie will send Swensons agreement and easement drawing to Laura.

Rosie - will work on policies. Laurie will ask Shane to set up accounts for Rosie and Laura in Google Teams. This way we can all save BMWCo work in a shared area that others can access.

Example Policy on Contractors: "Contractors as needed to fulfill state requirements and carry out board approved projects."

Concern about our capacity to keep running our own system. Other people around the mountain we could engage to help running our water system:

Wes Bergman? Would he want to get certified or be on the team in other ways? Cynthia Lucia (Renee at PMMWCo mentioned she is a D1 and looking for work in addition to her job at the Observatory)

Not discussed

Topic that came up early in the meeting: Inoperable cars - one parked at Christian Camp cabin. Many at Kulk's place

Action items:

- **Ethics Training - Not completed. Try for on-your-own training or do this at the next meeting on January 21. Laurie follow up**
- **8K gallon replacement - provide proposed replacement tank and plan to Vickie and Pete Swenson when available. Henry & Laurie?**
- **Get another quote on pump replacement and upgrade. Laurie**
- **Robert will find out the cost and a source for a new tank** (After meeting, Robert called with this info. All tanks considered are 12' wide. \$5,500 for 5,000 gal; \$12,000 for 8,000 gal, \$18,000 for 10,000 gal (prices are delivered prices); Cost for the hardware for an assembly with: backflow prevention, pressure regulator, meter and shut off valve assembly \$400). Robert also spoke to Jake Swenson - he seems amenable to our tank upgrade plan.
- **Laurie: Request Shane to set up accounts for Rosie and Laura on Google Teams so that we can save all of our information in one place and it will be available to others.**