TCCWD Board Meeting March 2026 Minutes

Date: March 28, 2026

Location: 22098 Lyons Court (with remote/Zoom participation)

Attendees:

- Spencer Lipp
- John Gray
- Jess Weber
- Ryan Gomez
- Melany Collett
- Chris Feddersohn
- Yvonne Gray
- Anne Vernon
- Scott Heffner

Zoom Participants:

- Jay Kvapil
- Michael (last name not provided)

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1. Call to Order and Roll Call

- Meeting called to order by Spencer.
- Roll call confirmed presence of directors: Spencer Lipp, John Gray, Jess Weber, Jay Kvapil.

2. Approval of Agenda

- **Motion:** Spencer Lipp moved to approve the agenda with deferral of item 7.2 (updated bids not available).
- **Second:** Jay Kvapil
- **Vote:** Unanimous approval (all present directors: "Aye").

3. Approval of Previous Minutes

- **Motion:** John Rea moved to approve the minutes from February 2026, with a correction to the spelling of his name.
- **Second:** Jay Kvapil
- **Vote:** Unanimous approval (all present directors: "Aye").

4. President's Report

- Temporary office permit obtained, progress ongoing for the final permit.
- Diversion report submission delayed due to state login issues; will be finalized upon Alfonzo's return.

5. Operator's Report

- Alfonso on vacation; report distributed in advance.
- Unaccounted water loss is high, working with USDA and California Rural Water Association (CRWA) for leak detection (free service pending confirmation).
- Water income is lower than normal; fixed rate structure helps stabilize revenue.
- Leak detection challenges discussed; previous successful inspections noted.
- CRWA to assist with leak detection due to USDA loan process requirements.

6. Treasurer's Report

- Presented by Melany Collett.
- Account balances, assets, liabilities, and income/expense details reviewed.
- Notable costs: MSN Engineering (local hazard mitigation plan), insurance renewal. Full copy of treasurer's report on the website at timbercovecountywaterdistrict.org
- FireWise Community Certificate contributed toa members insurance renewal and discounts.

7. New Business

7.1 CalWARN Application

- Discussion on joining CalWARN (statewide mutual aid for water agencies).
- Benefits include disaster support and compliance with SB552.
- No known costs: board approved moving forward with application.
- **Motion:** John Gray moved to proceed with the CalWARN application.
- **Second:** Jess Weber.
- **Vote:** Unanimous approval (all present directors: "Aye").

7. 2- Spencer deferred

8. Project Updates

8.1 Lyons Court

- Temporary occupancy permit received; awaiting PG&E transformer (4–7 months estimated).

- Discussion on potential use of facilities for HOA meetings and further discussion as a separate agenda item at the next meeting

8.2 USDA Loan

- USDA underwriting ongoing; updated preliminary engineering report submitted.
- Loan intended for top three infrastructure projects Koftinow, Amanita and Pacific View (distribution system).
- Discussion on refinancing options and freeing up reserve funds once final occupancy is achieved.

8.3 Local Hazard Mitigation Plan

- A public meeting was held with MNS on March 20, 2026 and the draft report is expected soon.
- John Rea suggested a Request to survey property boundaries at the weir
- Final report due to FEMA in January 2027.

8.4 Secondary Water Source (SB552 Compliance) — Discussion and Guest Speaker Chris Feddersohn

- SB552 requires districts to seek secondary water sources if feasible.
- Chris Feddersohn, a former board member and local well owner, provided extensive background
    1. **District-Owned Wells:**
        - The district owns four wells, including two discovered during a resort development project.
        - Some wells are not currently in use due to location, water quality, or infrastructure issues.
    2. **Well History and Capacity:**
        - Chris described the history of well development, including exploratory drilling and the challenges of proving water supply to the state during droughts.
        - The district has 12 easements for potential wells, though not all are mapped.
        - Chris owns a well, drilled to 120 feet, produces about 15 gallons per minute, and requires filtration which he does.
    3. **Technical and Regulatory Considerations:**
        - Wells must be close to the distribution system for practical use; water from remote wells would require treatment and storage tanks.
        - Filtration for iron and manganese is necessary before integrating well water into the system.
        - Permitting and reactivation of old wells would require coordination with county and state agencies.
    4. **Cost Estimates:**
        - Drilling a new well (up to 120 feet) is estimated at $25,000; tanks and filtration could bring the total to $50,000–$100,000.
        - Melany has researched Grant funding but due to the district's median household income the district does not qualified for anto date
    5. **Strategic Recommendations:**
        - Chris emphasized the need for scientific assessment of well reliability before offering water to external entities (e.g., schools, fire districts, parks).
        - The district should prioritize community needs and only consider external sales in emergencies.

- Any agreements with outside agencies should be contingent on water availability and not compromise district supply.
- Chris suggested starting with the well at the weir, as it may offer the best potential for a secondary source with manageable costs.
- He also noted the importance of due diligence and not overcommitting resources without solid data.

9. Public Comment

- Chris Feddersohn suggested to move public comment to the beginning of meetings
- Discussion on fencing and signage at reservoir to prevent unauthorized access.
- Melany Collett confirmed that ethics training is not currently required.
- Kris Kilgore reminded to monitor CHCP email newsletter for FireWise and insurance updates.

10. Approval of Bills

- **Motion:** Spencer Lipp moved to approve the bills.
- **Second:** Jess Weber
- **Vote:** Unanimous approval (all present directors: "Aye").

11. Adjournment

- **Motion:** Spencer Lipp moved to adjourn the meeting
- **Second:** Jess Weber
- **Vote:** Unanimous approval (all present directors: "Aye").