



Harbor View Mutual Water Company

**Board Meeting Minutes
Wednesday, May 20, 2026
at the Clubhouse**

Call to Order by Carina DeHerrera at 5:35 pm

Roll Call

President Carina DeHerrera – *present*
Secretary Chris Lavezzo - *present*
Treasurer Bob Lucatorto – *present*
Director Alexandra Milukhin – *present*
Director Laura Silva –*absent*

Approval of Minutes – The minutes of the March 18 2026 were provided to Board members for review prior to the meeting. A motion was made by Alexandra Milukhin and seconded by Bob Lucatorto to approve the Minutes as submitted. The motion carried.

President's Report – Carina DeHerrera informed everyone that we only have one candidate for the two open Board seats. If you are interested in volunteering for the Harbor View Board, please contact the office. She also reminded us that there will be a rate increase on both base and usage rates for 2026-2027 in order to keep up with inflation. There was a discussion about having an Open House at the Water Treatment Plant on the same evening there is a TGIF at the Marina. Jeremiah was agreeable to the idea and he will work with the Board to plan it. More information will be published when available.

Operator's Report – Jeremiah Fossa reported that the Lake continues to be full and that fishing has increased. Brush and tree removal around key areas of the water company's property is ongoing. Filter media needs some replacing; costs for the media have risen about 20%. (report attached)

Jeremiah is an active participant in the Lake County Water Association and has been giving talks at various communities around the Lake. He represents us well.

Financial Report – Bob Lucatorto reported that the previous year's tax returns have finally been completed and filed. We anticipate that this year's returns will be filed by our new agent on a more timely basis. As we approach the end of our fiscal year, we are still in great financial condition. Annual standby fee invoices will be sent out in July, resulting in an infusion of funds to begin the new fiscal year. He also anticipates a contribution to the reserve fund. (reports attached)

Action Items – Chris Lavezzo spoke about the benefit of reviewing and updating corporate documents and policies on a regular basis to ensure consistency and clarity. Board members had been sent copies of the revised and restated documents prior to the meeting for their review.

A motion was made by Bob Lucatoro and seconded by Alexandra Milukhin to approve and adopt the following documents effective May 20, 2026:

- Harbor View Mutual Water Company Rules and Regulations (Restated 2026)
- Discontinuation of Water Service Policy (Amended 2026)
- Alternate Payment and Payment Plan Policy (Restated 2026)
- Delinquent Assessment Collection Policy (Restated 2026)
- Drought Management Plan (Updated 2026)
- Excessive Water Use Policy (Updated 2026)
- Lot Merger Policy (Updated 2026)
- Purchasing Policy (Adopted 2026)
- Credit Card Policy (Updated 2026)
- Employee Handbook (Adopted 2026)
- Injury and Illness Prevention Program (Revised 2026)

Motion carried.

There being no further business, the Board adjourned to a closed session. The meeting was adjourned at 6:15 pm.

**Annual Meeting well be held on
Saturday, June 20, 2026 at 11:30 am in the Clubhouse**

***Next regular Board meeting will be
Wednesday, July 15, 2026 at 5:30 in the Clubhouse***

Operations Report

April/May 2026

PLANT FLOWS GALLONS	Apr 2025	Apr 2025	Apr 2024	Apr 2023
Treated Water	796,293	803,126	913,904	764,244
Peak Day Prod.	17th 65,688	10th 60,271	28th 142,356	15th 62,788
Monthly Connection average	3,185	3,212	3,655	3,056
Average daily use per connection	<u>106</u>	<u>107</u>	<u>121</u>	<u>101</u>
Monthly backwash Water Used	47,656	31,623	55,515	20,973
Percent of potable water pumped to customers	94.1%	96.1%	93.9%	97.2%

The lake is full and looking really nice right now. The fishing off the new docks has begun to heat up with the weather. This will hopefully stay nice until the 4th of July or until the really high heats hit us.

We had a large amount of brush and trees removed in the last two months. The north side of the treatment plant between it and Buckingham was completely cleared to the fence line. This extends about 300 feet from the spray field past the Osprey nest. The prevailing summer winds blow from that direction towards the plant. I had them do the other side of the road from the treatment plant down to Seller's driveway all along the steep bank in case of a vehicle fire. Six good size pine trees were taken down, several dozen smaller oaks and a lot of brush.

I also had them clear around the Clubhouse tank, emergency generator, and propane tank. This had been done several years ago but the grease weed grows fast. At the Broadview tanks we had a different tree service in to remove the last dead standing pine in front. This one had to be climbed and taken down in sections as it was close to power lines. I feel we are in good shape for the summer months and don't have to many more plans for removal of organic debris.

The filters were opened and inspected last week after one of them spit a gasket out the top. This happens every couple year, the life of a giant gasket under pressure is a tough one. The filters were a little low in media so I will be finding out how much we need and topping them off. I don't see this being an excessively high cost. The state requires yearly inspections so this satisfied that as we also take measurements and pics for them if requested.

Respectfully submitted by Jeremiah Fossa

HARBOR VIEW MUTUAL WATER COMPANY

Balance Sheet

As of Apr 30, 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
1115 Harbor View Umpqua Op. 5001	90,919.59
1120 Umpqua Payroll 5027	1,120.15
1130 Umpqua Money Market	2,650.66
1160 Community First CU Savings	26.00
1161 Community First CU Money Market	40,629.15
1162 Community First CU CD	152,746.55
1182 Umpqua-DWR Loan Acct - 0479	6,500.27
1183 Umpqua Collateral CD #21485	61,471.13
Total for Bank Accounts	\$356,063.50
Accounts Receivable	
1190 Accounts Receivable	71,676.11
Total for Accounts Receivable	\$71,676.11
Other Current Assets	
1196 Reserve for Bad Debts	-31,225.20
QuickBooks Tax Holding Account	4,655.56
Total for Other Current Assets	-\$26,569.64
Total for Current Assets	\$401,169.97
Fixed Assets	
1610 Property, Plant & Equipment	5,597,126.00
1612 Assets in Service	8,919.39
1691 Land	18,181.00
1712 Accum Deprec-Assets in Service	-2,132,063.28
Total for Fixed Assets	\$3,492,163.11
Other Assets	
1821 Loan Fees from 2005 and 2006	59,949.00
1822 Accum. Amort Loan Costs	-41,747.00
Total for Other Assets	\$18,202.00
Total for Assets	\$3,911,535.08

HARBOR VIEW MUTUAL WATER COMPANY

Balance Sheet

As of Apr 30, 2026

	TOTAL
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Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	8,872.14
Total for Accounts Payable	\$8,872.14
Other Current Liabilities	
2111 Accrued Expenses	5,910.98
2112 Accrued Interest Expense	-2,034.00
2200 Current Portion /Long Term Debt	19,015.88
2512 Payroll Liability	15,910.50
Payroll Liabilities	
CA PIT / SDI	355.40
Federal Taxes (941/943/944)	2,678.49
Federal Unemployment (940)	84.00
Simple IRA	2,579.34
Total for Payroll Liabilities	\$5,697.23
Total for Other Current Liabilities	\$44,500.59
Total for Current Liabilities	\$53,372.73
Long-term Liabilities	
2300 Note Payable (DWR Loan)	206,572.79
Total for Long-term Liabilities	\$206,572.79
Total for Liabilities	\$259,945.52
Equity	
3921 Additional Paid in Capital	1,069,657.00
3951 Reserve Fund Balance	198,412.00
3971 Unreserved Equity	-35,329.00
3970 Retained Earnings	2,538,670.72
Net Income	-119,821.16
Total for Equity	\$3,651,589.56
Total for Liabilities and Equity	\$3,911,535.08

HARBOR VIEW MUTUAL WATER COMPANY

Profit and Loss YTD Comparison

April 2026

	TOTAL	
	APR 2026	JUL 1 2025 - APR 30 2026 (YTD)
Income		
4100 Water Service	332.09	318,054.88
4300 Late Charges	1,460.00	15,580.00
4350 Escrow (Transfer) Fees	200.00	3,200.00
4380 Interest Income	462.71	5,389.41
4420 Other Income	415.65	9,409.21
4310 Administrative Charges		850.00
4410 Standby Fees		84,400.00
Total for Income	\$2,870.45	\$436,883.50
Cost of Goods Sold		
Gross Profit	\$2,870.45	\$436,883.50
Expenses		
5115 Automobile Expense	101.93	1,706.38
5127 Telephone & Pagers	295.22	4,134.34
5129 Payroll Service Charges	11.04	55.20
5131 Office Dues & Subscriptions	789.29	11,760.80
5140 Legal & Accounting Expense	487.50	12,176.67
5150 Insurance		
5153 Medical Employee Benefit	3,421.46	34,254.60
5151 Liability Insurance		29,131.00
5152 Workers' Comp.		5,756.00
5154 Auto Insurance		1,532.00
Total for 5150 Insurance	\$3,421.46	\$70,673.60
5211 Payroll Wages	18,227.08	134,571.46
5212 Payroll Tax-Federal Employer	1,353.75	3,981.36
5218 Garbage Disposal	74.88	822.06
5220 Utility - Electric	2,970.83	35,458.64
5221 Propane	911.91	911.91
5224 Water Testing	3,972.00	17,579.00
5225 Water Chemicals/Materials	574.20	14,446.05
5230 Repairs & Maintenance		
5252 Repairs & Maint- Water Company	755.56	19,390.49
5251 Repairs & Maintenance - Plant		2,854.87
Total for 5230 Repairs & Maintenance	\$755.56	\$22,245.36
5250 Outside Services		
5250-2 Outside Services - Fire Safety	7,327.50	8,797.50
5250-1 Outside Services - System Maint		9,041.00
Total for 5250 Outside Services	\$7,327.50	\$17,838.50
5311 Depreciation Expense	18,191.36	181,913.60
5120 Bank Charges		30.00
5121 Interest Expense		7,082.21
5126 Internet		1,001.84
5132 Office Supplies & Printing		1,754.55

HARBOR VIEW MUTUAL WATER COMPANY

Profit and Loss YTD Comparison

April 2026

TOTAL

	APR 2026	JUL 1 2025 - APR 30 2026 (YTD)
5133 Postage		1,640.04
5142 Licenses & Permits		5,531.95
5171 Income Tax Paid		800.00
5212 Payroll Tax - Employer		6,490.00
5222 Water Fees		1,908.26
5255 Other Expense		190.88
Total for Expenses	\$59,465.51	\$556,704.66
Net Operating Income	-\$56,595.06	-\$119,821.16
Other Income		
Other Expenses		
Net Other Income		
Net Income	-\$56,595.06	-\$119,821.16