SIERRA PARK WATER COMPANY

BOARD OF DIRECTORS

MEETING MINUTES

January 17, 2026 11:00

In Person at the Lodge and Virtual/Google Meet

Executive Session Report - An Executive Session occurred on January 8, 2026. The Board Accepted Trever Thompson's Resignation and appointed Aileen Loe as Treasurer. Curt Cowan is now Vice President over Operations. The Board had another executive session on January 15, 2026 and there was nothing to report from that meeting.

I. Call to Order -Heidi Ordwein
11:00 am

II. Attendees
Board and Consultants: Heidi Ordwein, Aileen Loe, Curt Cowan, Wanda Lenhardt (in person), Kevin Bonner, Ed Jackson, Dan DeMoss, Aja Verburg, and Reid Johnson (virtual).
Other attendees in person, Lisa Cowan, Marianne Worsham, James Lenhardt, Eric Nelson, Dennis Johnson, Michael VanGundy, Greg Crivelli, Jerry Powell, Ron Souza, Robbie Bettencourt, Lori Crivelli, Ariella Guaghan, and Rick Nisbet.
Virtual Attendees: Barry Tessler, Scruffy OGruffy (name as appeared on Google Meet) , &; Candice Moschetti,

III. Review and Approve Agenda Heidi asked if there were any changes needed to the agenda. Aileen requested that the meeting schedule be added to the agenda.

IV. Approval of Minutes – December 6, 2025 - Heidi requested this item be continued to the February meeting as it needed further review.

Aileen discussed parliamentary procedures and stated that we make decisions as a board. If attendees have input all statements need to be made to the board and not other attendees.

V. Engineer and Manager Reports

a) Manager – Dan DeMoss
1. Tank inspections are needed.
2. A Sanitary Survey is done.
3. The Lead Surveys are being worked on. This project has been incorporated into the meter project as contractors can see what types of materials were used in specific service lines. Letters are being sent to property owners. If anyone gets a letter, and has questions, please feel free to contact us.
4. Dan has also been working on a company budget.

b) Contractor Operator– Randy was not present. Necessary information was provided in Dan DeMoss' report.
1. Water Quality Update – Nothing to report.
2. Operations Update – Covered in Manager Report.

c) Company Engineer -- Nothing to Report

VI Projects Update - Heidi Ordwein/Ed Jackson

a. Meter Project Update –

1. Company boxes are not to be entered by customers.
2. The contractor is getting a permit for the 210 tank. Batteries must be installed for the solar panels. All work must be completed by February 27, 2026 as that is that date grant funding ends.
3. Ed reported that installation work is nearly completed with a few challenging locations yet to be done.
4. Water Main Project: We will be advertising soon for bid opening in early February to receive bids on February 02. Will have a mandatory pre-bidding meeting. (I have emailed Dan and Ed for clarification on this item)

b. Water Treatment Plant Update – Ed Jackson; Aja Verburg

1. Still Waiting on Permits – The complete building permits are to be completed and work should begin on January 27, 2026.
2. The Contractor has been on site and has been working on mobilization to include underground work. The contractor has been working on excavation and storm drain bedding. Everything will be backfilled by February 6, 2026. Road signs have been out due to the work on the plant. It is important that members of the community drive carefully and drive slowly.

VII. Old Business

a. New Accountants JNS - Informed Carlson CPA's will no longer be providing accounting and billing services, as they are scaling down to focus on taxes. In their place, Silvia with JNS Accounting has been hired to do the accounting work and bookkeeping.
b. New Billing Service and New Billing PO Box
We are beginning our new billing process in February 2026. We did not send quarterly bills in December as we are shifting to a new billing process. We now will bill customers on a monthly basis. Bills will be sent the beginning of February with or without usage fees. Once the meter installations are complete and fully tested, the usage fees will be added and the base rate will decrease.
Carlson's office previously provided SPWC customer billing services in the past. Ariella Gaughan has been hired to manage the customer billing and will be working with customers and the billing software.
There is also a new billing address to send payments: PO Box 193 Standard, CA 95373. Customers now have an online payment option.

A question was asked inquiring about how leaks would be handled with the new meters. If a leak occurs at the meter SPWC will fix it. If a leak occurs on the customers side of SPWC property it is their responsibility to fix. Someone else asked if customers are billed when they contact the company with a problem that requires an in-person response. To date, SPWC has not billed for those services. Someone else asked if SPWC wants neighbors to assist each other with getting water turned on. SPWC is requesting customers who have problems with having their water turned on call the SPWC phone number, 209 533-7998 . The answering service then send a message to a group of people, including Mountain Valley Environmental Services, who will respond to the call. Curt mentioned that the response time for calls is extremely good. A customer noted that there had been confusion when the fees for metered water service were published. He indicated that the confusion related to the size of the meter that customers have and resulted in a great deal of discussion on the community Facebook page. Residential customers meters are 5/8 by ¾. The

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tariff itself was somewhat confusing in how it was written. Heidi stated that the community Facebook page is not a SPWC page. If customers have questions, they will receive faster and more accurate responses by contacting SPWC directly through email, the website, or a direct phone call.

A customer asked if a test month could be given to provide advanced knowledge of water usage to Customers. This was discussed. Vacant lots will be charged the current flat non-metered rate. For now, the amount of their bill will not change from what they are currently being billed.

VIII. New Business –

a. Rate Case – Ed explained that he has begun working on a rate case complete with a budget and usage study. Our last rate case was done in 2019 and was based on our needs in 2018. Rates must be updated. Factors that will be considered in the process will be the expenses of the new Treatment Plant and information from the AMI water meters. Costs to maintain our water tanks must be factored in as well. As this process progresses we will involved the community and provide information to them.

   Robbie Bettencourt inquired about the CPUC Service List. He isn't sure that everyone in the park is aware the list even exists. Anyone can asked to be added to the Service List which then allows them to receive CPUC notifications.

   Aileen stated that SPWC provides mandated notifications of rate increases, to all customers, whether or not they are on the CPUC Service List.

   System water loss was discussed. The water meters will allow us to compare the amount of water pumped from the wells with the amount of water used in the community. If we are pumping more water than we are using, it informs us about water loss. Ed mentioned that water loss is common an a 10% variance is considered to be acceptable.
   Someone inquired about whether the OFSRA would be charged for their water usage as well. They will be.

b. Bylaws Update Committee – SPWC Bylaws have never been updated. SPWC will begin the process of updating the bylaws which can then be approved by shareholders at the 2026 Annual Meeting.

c. Meeting Calendar (added by Aileen at the beginning of the Meeting)
   A regular meeting schedule needs to be developed. SPWC has historically met on the second Saturday of the month. That was altered last year to the third Saturday of the month. Wanda explained that this created some conflict as three of the meetings were difficult on that weekend. The OFSRA now holds their meetings on the third Saturday of the month, on a bimonthly basis. They meet in January, March, May (annual meeting), July, September, and November.
   Wanda asked the participants of the meeting what their preferences were between meeting on the second and third weekends. Options discussed were to meeting on the second Saturday of every weekend, the third Saturday of every month, or a hybrid option alternating between meeting on the second Saturday of the month except for the months the OFSRA meets on the third. The consensus was to use the hybrid option. Monthly meetings will be posted on the SPWC website.

Officer Reports

a. Treasurer – Aileen Loe
   Aileen asked our General Manager, Dan, review the of Profit & Loss and & Balance Sheet information. He discussed out of pocket expenditures, such as the Tank 210 rehabilitation and

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contract operations with numerous repairs. Dan is working on the operating budget. The budget won't be set in stone, but used as a financial planning tool

b. Secretary Wanda Lenhardt
Wanda reported that she has been working on the Shareholders Report for the CPUC Annual Report.

The SPWC 2026 Meeting schedule will be posted on the website.

IX. Adjourned12:45

Wanda Lenhardt