

Weber Valley Heights Water Association

Minutes

September 11, 2004

The meeting was called to order by President, Jack Dickey. Many new property owners/members were attending their first association meeting. All present introduced themselves. Those present were Jack and Della Dickey, Gary and Pat Boer, Lee and Janice Smith, Debbie St. Pierre, Veronica Moore, Martha and Javier Morales, Jeff, Maria, Jett and Tia Hall, Alan and Daniel Lamb, Beverly Heath, Eloy Aranda (guest of B. Heath) , and Chris Knapp (renter of B. Heath).

Beverly Heath has purchased the property previously owned by Paul Klausing, Martha and Javier Morales have purchased the Blackwelder property, the Hall family purchased the property previously owned by Grace Wickham and Alan and Danielle Lamb now own the property previously owned by Gil and Norma Gaston.

The minutes of the July 13, 2002, meeting were read. Lee moved and Debbie seconded the minutes be approved as read unanimously approved.

The treasurer's report was given by Veronica Moore showing a balance of \$3,404.63 as of 9/11/04. Debbie moved and Lee seconded the treasurer's report be accepted as read unanimously approved. Correspondence was noted from Earl Blackwelder informing the association they had sold their property to Ms. Morales. He stated that his dues were paid in full and thanked everyone for being good neighbors. Correspondence has been filed.

Maintenance Report:

1. A 2" line was completed from the tank to Bob Franko's meter. This was done to help the pressure problems that were occurring. Debbie noted it worked well and has solved the problem.
 2. A 2" supply line leak was repaired on the Leuschen property (now owned by Wendy Andersen).
 3. The water tank automation problem has been repaired.
 4. A 1" supply line has been repaired
 5. It was noted that the leveling gauges and the shed have not been completed at this time.
- G. Boer, Lee S. moved and seconded the maintenance report be accepted unanimously approved

Old Business

Jack informed everyone the water line needs to be worked on again. The surface of the road erodes and the water line comes to the surface. Debbie noted that all is okay at the moment, however, when the rains occur, it would be beneficial to work on the line.

Gary will put a water level sight gauge on the tank.

Debbie stated that the control line from the well house to Gordon's is encased in conduit above ground. This part of the automation is in good shape. The rest of the line from Gordon's to the tank needs to be

encased in conduit. It was noted that the ladder on the tank needs to be repaired. Lee donated a ladder. Vicky noted that they may also have a ladder tall enough for the tank.

New Business

Moore's phone line will be replaced by the phone company soon. Vicky noted it would be a good time to run a line in the trench at the same time providing the phone company would allow other lines in their trench. There is pipe under Jack's trailer if this can be accomplished.

New Tank: A new tank is needed. There was discussion of plastic vs. metal tanks. There were also questions as to warranties that may come with or be purchased additionally with the tank. An estimate for a plastic tank from Big,

Pete's was \$2000 for a 5000 gallon tank. Vicky volunteered to get pricing information and report back to Debbie Pat. Vicky asked if the members would install the tank if she had it delivered to the site? Gary said he would be glad to install the tank and would appreciate any assistance from others. Gary moved. Beverly seconded we explore costs for a 5000 gallon metal tank with delivery only and approval for a "Vote by Mail" when info is received.

Vicky announced that Weber Valley Heights Water Association now has a new address. Bob and Debbie donated a mailbox which will be located at the corner of R3 and East Benton (the old site of the fire department). The address is 44350 Benton, Hemet, CA 92544.

Debbie asked that the agenda item requesting membership in the water association for the new property they purchased be tabled at this time.

Janice Smith requested information on the meter she needs to acquire for the property they purchased from Mark Leuschen. The meter should rate at cubic feet, not gallons. (FYI: It was noted there are 7.5 gallons per cubic feet and we charge 2 cents a cubic foot.)

State Small Water Association Yearly Assessment: The assessment fees for two wells is \$795 per year. There is also quarterly water testing @ \$30 per well plus nitrate testing at \$83.33. These fees have been raised in past and can be raised again in future. Sample collections for testing can only be done by a person certified by the State Small Water Association. Bob Franko was certified many years ago. We were informed that testing shows no iron and low bacteria levels in the water. The testing fees are a responsibility of water users and non-water users alike therefore an assessment is called for to fairly divide the billing between all members of the association. (The water usage fees go into the treasury for maintenance needs). Vicky moved and Debbie seconded there be a \$100 assessment per year per member for the state water assessment fees. Motion passed unanimously, The fees need to be paid in April or May of 2005. Vicky will bill for the assessment in the next water billing which will give members time to pay in small installments if needed.

There was a discussion of accountability of water intake and outgo. Debbie noted that at this time there does not seem to be an imbalance or water shortage. We now measure the outgo from the tank vs. the

usage through each member meter to check for a balance of water usage. There was a discussion of our ability to measure incoming water from the well into the tank. This will be investigated.

Election of Officers

Maintenance: Chris Knapp volunteered to be the meter reader and was elected maintenance officer.

Treasurer: Victoria (Vicky) Moore was elected Treasurer.

Secretary: Pat Boer was elected Secretary.

Vice President: Jeff Hall was elected Vice President

President: Debbie St. Pierre was elected President.

All officers were elected unanimously and thanked for their willingness to serve. Jack thanked all members especially the new members, for attending and participating. Jack Dickey, outgoing president, is thanked by the members for the time and effort he has given as president of the association. Bill Moore is also thanked for the many hours he has given providing maintenance.

Meeting adjourned at 3:00 P.M

Respectfully submitted, Patricia Boer,

Secretary

Weber Valley Heights Water Association

WEBER VALLEY HEIGHTS ASSOCIATION

1-3-2012

Dear Members,

A meeting for Weber Valley Heights ~~Asso.~~ Members is being called.

DATE: January 14 2012

TIME: 1:00 P.M.

PLACE: Dan Spears Property

AGENDA:

1. Review By-Laws
2. Election
3. Review books 2005 thru 2011

NOTE: At the meeting, we will see if ALL MEMBERS have received their subpoena's for the small claims court. The Judge said ALL MEMBERS must be served. I asked our attorney and was told that every member that is in the Association must be served.

So far, Mr. Hall and myself are the only two that have been served, there is still 16 members left to be served.

My brief will be available to members at the meeting.

It has been filed with the court

On my and Weber Valley's behalf.

Thank You
Deborah St Pierre
President

Weber Valley Heights Water Association

Minutes

January 14, 2012

The meeting was called to order by President Debbie St. Pierre. Meeting was located on the property of Dan Spears. All those present were Dan Spears, Debbie St. Pierre, Bob Franko, Leroy and Janice Smith, Sherry, Gary Boer, Eric Schaumberger, Tina Ziegler and Jeff Hall.

The Minutes from last meeting were dispersed and discussed. Debbie moved and Jeff seconded the minutes as read. Unanimously voted.

Officers were voted in as follows:

President is Jeff Hall-nominated by Leroy seconded by Bob

Vice President is Bob Franko-nominated by Jeff seconded by Eric

Secretary/Treasurer is Debbie St. Pierre-nominated by Jeff seconded by Gary

Maintenance is Dan Spears-nominated by Leroy seconded by Eric (Leroy, Jeff and Eric to help when needed)

Discussions:

Dan wanted to thank Leroy and Eric for all their help with the water tanks. And thank you to Gary who donated all the supplies for the fix.

Put in by-laws that if property gets sold with an amount owed on water it becomes the responsibility of the new owner to pay. Also procedure is to send a welcome letter to all new owners with a copy of the by-laws.

Dan wanted to put no growing of pot plants in the by-laws but was voted against unanimously. Reasonably cannot specify every item in the by-laws or we would have 500 pages. Each event that comes up will be discussed and voted on by the association at that time.

Debbie- there is \$1300.00 in the maintenance fund should we raise rates? Voted and denied.

Blackwelder property is not hooked into water system, should we charge a \$2000.00 hookup fee?

Voted and denied. Agreed to just hook them up.

Tina audited the association books and found no discrepancies. She also found that Debbie does not pay herself for office items such as paper, folders, envelopes etc. It was discussed and voted that she needs to reimburse herself for such items and attach receipts to monthly report.

It has been stated that company checks needing 2 signatures cannot be signed by two members of the same family or household.

Gary-where water tanks are located on Murphy rd. are they sitting on his property. Please check easement and let him know.

Beverly Heath's water shut off was discussed and Dan Spears has now been served to court. All have agreed that a letter (see attached) with all terms and money owed with an open payment plan as to what Beverly can afford without being a financial burden. We have given her enough time to think it over and we are requesting that she drop the lawsuit. This problem has been going on to long and needs to be solved. Note that Dan Spears did not agree with the reconnection fee of \$2000.00 dollars.

Last item on the agenda was that from this point forward any Weber Valley Water questions or problems are to be sent to the current President.

Thank you to all members who have given their time and hard work when and where needed. Gary moved and all agreed and meeting was adjourned at 2:10pm.

Respectfully Submitted

Tina Ziegler

Temporary Secretary

Weber Valley Heights Water Association

Emergency/Disaster Response Plan

This template is recommended for California public water systems that serve less than 1,000 service connections (or population less than 3,300).

Water System Name: WEBER Valley Heights Assn.

Water System ID No: 1790

Number of Service Connections: 12 - 6 per well

Population Served: 24 - 12 per well
6 - full time - 4 part time - 2 - no hook-ups

To continue minimum service levels and mitigate the public health risks from drinking water contamination that may occur during a disaster or other emergency events and in order to provide reliable water service and minimize public health risks from unsafe drinking water during those events, the [insert water system name] water system proposes the following plan that defines how it will respond to emergencies and/or disasters that are likely to affect its operation.

Disasters/emergencies that are likely to occur in the water system's service area that are addressed are: earthquake, major fire emergencies, water outages due to loss of power, localized flooding, water contamination, and acts of sabotage.

- 1) **DESIGNATED RESPONSIBLE PERSONNEL:** For designated responsible personnel and chain of command and identified responsibilities, see the attached table "Water System Emergency /Disaster Personnel and Responsibilities".
- 2) **INVENTORY OF RESOURCES:** An inventory of system resources that are used for normal operations and available for emergencies; includes maps and schematic diagrams of the water system, lists of emergency equipment, equipment suppliers, and emergency contract agreements that are kept at the water system office.
- 3) **EMERGENCY OPERATIONS CENTER:** The water system office has been designated as the communication network emergency operations center. Emergency contact information for equipment suppliers is attached. The telephone and FAX will be the primary mode of communication in an emergency.

Agency	Address, City	Phone #	FAX #
Water System (Primary Site)	44350 Benton Rd Hemet	767 (Dessa) 0483	NONE
Water System (Alternate Site)	NONE		
Fire Department	Sage Fire Dept Sage Rd Hemet		
Law Enforcement	Riv. City Sheriff		

BACTERIOLOGICAL SAMPLE SITING PLAN (cont.)

Sample Locations:

The following describes each routine sample location, what months the location will be sampled, and where follow-up (repeat) samples will be taken in the event of a "positive" routine sample.

Routine Sample Location:

1. Bottom Well # 1 & Top Well # 2
(location name or address)

Weber Valley Heights 44350 Benton Rd
 Home # 2
 Water samples will be collected from this location during the months of (circle):

1 st Qtr:	Jan.	Feb.	Mar.
2 nd Qtr:	Apr.	May	Jun.
3 rd Qtr:	July	Aug.	Sept.
4 th Qtr:	Oct.	Nov.	Dec.

Description: _____
(hose bib, sink faucet, etc.)

Follow-up (repeat) Sample Location:

1. Same
(routine sample location name or address)
2. _____
(location name or address up-stream)
3. _____
(location name or address down-stream)
4. _____
(source)

Routine Sample Location: (if required)

2. Same
(location name or address)

Water samples will be collected from this location during the months of (circle):

1 st Qtr:	Jan.	Feb.	Mar.
2 nd Qtr:	Apr.	May	Jun.
3 rd Qtr:	July	Aug.	Sept.
4 th Qtr:	Oct.	Nov.	Dec.

Description: _____
(hose bib, sink faucet, etc.)

Follow-up (repeat) Sample Location:

1. Same
(routine sample location name or address)
2. _____
(location name or address up-stream)
3. _____
(location name or address down-stream)
4. _____
(source)

Routine Sample Location: (if required)

3. Same
(location name or address)

Water samples will be collected from this location during the months of (circle):

1 st Qtr:	Jan.	Feb.	Mar.
2 nd Qtr:	Apr.	May	Jun.
3 rd Qtr:	July	Aug.	Sept.
4 th Qtr:	Oct.	Nov.	Dec.

Description: _____
(hose bib, sink faucet, etc.)

Follow-up (repeat) Sample Location:

1. Same
(routine sample location name or address)
2. _____
(location name or address up-stream)
3. _____
(location name or address down-stream)
4. _____
(source)

Report Prepared by: Deborah St Pierre

Signature and Title: Deborah St Pierre President Date: 6-21-07

Water System Emergency/Disaster Personnel and Responsibilities

Name	Telephone No. (Work)	Role
Title	Telephone No. (Home)	
Deborah St Pierre		Initial contact at office, in charge for all emergencies until replaced by Chairperson or Director
President		
None at this time		In charge for all emergencies
Secretary		
Board Chairperson/Owner		
Board Member/Resident Manager		
Jeff Hall	767-7072 Home	1 st maintenance man at this time
Board Member Vice President		
Robert Franks	764-5081 work	2 nd maintenance man at this time
Board Member member		
Board Member		
Deborah St Pierre	767-0483 Home	Emergency assistance and support
Treasurer at this time		
Operator		

Emergency Supplier Contact Numbers and Supply List

- A. List of equipment on hand for emergency repairs
1. **Example** (Miscellaneous pipes and fittings, 2", 4", 6" & 8", approximately 100 count 20 of each.)
 2. Maintenance has all equipment, fittings, pipe, glue
Jeff Hall - 767-7072 - Vice President
 - 3.
- B. List of sources of needed equipment, not on hand
1. **None**
(Sources for backhoe, jackhammer, technical support. Sources under contract.)
 2.
(Sources for electrical and pump repair.)
 3.
(Sources for emergency generators in case of prolonged power outages.)
 - 4.
- C. List of distributors or suppliers of replacement parts for the system
1. **Home Depot, etc.**
(Sources for PVC pipe, valves, and fittings.)
 2. **Quality Pump Service**
(Sources for pumps, pressure tank, and gauges.)
 - 3.
- D. List of emergency supplier/equipment phone numbers: **None**

	Name	Phone (Day)	Phone (After-hours)
Electrician			
Laboratory			
Electric & Pump (repair service)			
Chemical Disinfectant Supplier			
Other Water Agency (equipment support)			

all corrections will be made
as soon as possible.

WA0000287

7-23-2010

RECEIVED
AUG 02 2010

County of Riverside - Environmental Health Department
ENVIRONMENTAL PROTECTION DIVISION
LANDUSE & WATER ENGINEERING PROGRAM

Greg, (WEBER VALLEY HEIGHTS)

Thank you for the information
you sent.

The address for Weber Valley
Heights Assn is 44350 Benton Rd
Hemet Ca 92544.

As I was reading thru, I came
across the Calif Health + Safety
Code Section 116275. It states
to be a Public Water System consists
of 15 or more service connections
or service to 25 individual daily.
we don't fit in that category.

We have 2 systems that are
separate, only 3 full times on
Top System, & 3 full Time on
Bottom System, total of 6 users
full time. There are 6 individuals
on the top system and 8 individuals
on the Bottom system.

all together we have 3 full
times on top ^{system} & 3 non-residents.
on Bottom system we have 2 non
Hook ups - 1 non resident and 3
full Times.

All of your information states
the same about 15 connections.
We've already paid for this year, so we'll
stay, But next year we be on
our own again. Thanks

Deborah St Pierre
President

(Happy Hill Ln)

E

er. 500 par.

hang's prop.

300 ac

Past Pres. 9-2011

Garden prop.

Ernie
NU

?
NU

Scarlett
W2

no wrights
to wells

no wrights
to wells

1985
Well
PT

1985
Well - use
severed illegally
By WPHWA

Switzer

Franko

Franko

Bley

NU

St. Pierre

NU

no wrights
to wells

1990 Well
Permit
16245 is

no wrights
to wells

1985
Well

1985
Well

Wrong

Smith

Johnson

Underhill

Garden

W2

NU

NU

NU

F+

no wrights
to wells
Wrong
Not in
use

no wrights
to wells

no wrights
to wells

Road ends

(2083)