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## DRAFT MINUTES

Regular Scheduled Board of Directors Meeting  
Cascadel Mutual Water Company  
Friday February 13, 2026, 3:00-5:00 PM  
Cascadel Woods Clubhouse

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Meeting was called to order at 3:00 PM by President Stan Eggink

A quorum of Directors are present- President: Stan Eggink, VP: Michael Delaney, Treasurer: Avo Atoian, Secretary: Ken Trapp, Director: Amy Norwood Absent.

Motion to approve the agenda for today's meeting as written was made by Avo Atoian and seconded by Michael Delaney. Motion carried.

A motion to approve the minutes from October 10, 2025 was made by Avo Atoian and seconded by Michael Delaney. No objections, motion carried.

### **Reports:**

a. **President:** Stan made the comment that due to the length of the agenda he would hold his comments and address issues in order as they appear on the agenda.

b. **Treasurer:** Avo reviewed the January financial report and shared that our expense were a little higher than budget for the month due to unforeseen expenses. But, reported that since we are about 75% through the fiscal year we are tracking very close to budget. Stan shared a financial report covering the Common Area (CSA-21) and explained how this report would be presented on a monthly basis. Stan further reported that total community donations through December, 2025, reflect continued support from the community with Firewise receiving \$2,560 and Neighborhood Watch receiving \$1,090 for a total of \$3,650 year to date. Thank You Cascadel Woods!

c. **Water Co. Operations:** The water tank replacement/upgrade is back on track after a delay due to our engineering contractor being distracted by their work with the High-Speed Rail Project. Stan was presented with a revised State of California Water Supply Permit Amendment application to sign and forward to County Environmental Health Dept. Our Water Master, Central-Cal Waterworks, reported water sample test results for January were within acceptable limits and water use for the month was 1,104,125 gallons.

d. **Firewise:** Business as usual. Our burn piles continue to be a popular place with our most recent burn on Monday February 9. It's becoming a little more difficult to burn recently due to fewer authorized burn days by the state.

e. **Roads:** Bids were requested to continue with road repairs but activity stopped suddenly due to the rapid change in the weather forecast expecting rain and snow during the week of February 9<sup>th</sup> with possible additional damage to the roads as a result.

f. **Communications:** Recent communications have been focused on Common Area voting reminders and related information. An impressive amount of time with questions and comments.



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#### Old Business:

a. **Clubhouse Use Guidelines:** The directors along with the help of one of the property owner began reviewing several rental and use guidelines that could possibly serve to help us develop our own clubhouse guidelines from the North Fork Town Hall, past CWPOA guidelines and even suggestions from artificial intelligence sources. The group agreed to meet as a separate Ad-Hoc committee on Saturday February 21<sup>st</sup> when more time would be available.

b. **Clubhouse Repairs/Improvements:** Avo submitted a quote for fire insurance covering the clubhouse when we take ownership. It was offered by California Fair Plan which the Board is reviewing and will decide when the transfer of ownership become closer to reality.

#### New Business:

a. **CMWC Secretary:** On December 29, 2025, Ken Trapp was elected by electronic vote by our Board to the position of Secretary to replace Amy Norwood who will be moving out of the county for a great new job opportunity. During today's meeting, with a quorum Board in person, reaffirmed Ken's position as CMWC Secretary with a unanimous vote.

b. **Restated Articles and Bylaws:** Both the Restated Articles of Incorporation and Restated Bylaws were accepted by a majority of eligible voters on January 24, 2026. As a result, the Restated Bylaws went into effect immediately. The Restated Article of Incorporation requires a vote by the CMWC Board of Directors to be officially accepted. With a quorum of the Board present, a vote was taken resulting in 4-Yes, 1- Absent.

c. **Property Donation:** The property owner of a vacant lot located in Cascade Woods offered to donate that property to the water company. Our Treasurer has been working with the county and the property owner to determine if that property will be property tax exempt as all water company properties currently are. Fact-finding continues.

#### Executive Session:

Enter session at 4:40 PM

a. It was determined that a final demand for payment notice be sent to a road payment only account prior to small claims action.

b. The CMWC received notice from Madera County Superior Court that it prevailed in a recent small claims case.

c. The owner of his abandoned property, with unpaid water and road fees for six months, will receive notice of his water membership being revoked with further action pending.

End Session at 5:19 PM

Motion to adjourn meeting by Ken, seconded by Michael.

Meeting adjourned at 5:19 PM.