



Cascadel Mutual Water Company
P.O. Box 321
57839-F Road 225
North Fork, CA 93643
PH 559-877-2635
FAX 559-877-4024
www.cascadelinternet.com
info@cascadelmutual.com
f @Cascadel Woods Community

DRAFT MINUTES

Regular Scheduled Board of Directors Meeting Cascadel Mutual Water Company Friday, June 19, 2026 - 3:00 to 5:00PM Cascadel Woods Clubhouse

Meeting called to order at 3:07 pm.

A quorum of Directors is present. President – Stan Eggink, VP – Michael Delaney,
Secretary – Ken Trapp, Treasurer – Avo Atoian

The Agenda was approved as amended. Motion by Avo and seconded by Ken. No objections.

The minutes of April 10, 2026 were approved as written, by the Board. Motion by Avo and seconded by Michael. No objections.

Reports:

President

Madera County has replaced their Public Works Director. Jared Carter is now in this position. Jared will be assisting the CMWC with the acquisition of the common area.

On June 17, 2026 we received the final version of the updated Articles and Bylaws from the attorneys. Ken Trapp and I will sign these documents during this meeting which will then be sent to the Secretary of State to be recorded. Once the State has returned the filed documents, they will be sent to the County for their legal department to review which may result in additional modifications.

Stan brought up his huge gratitude for the incredible amount of hours and work Ed and Judy Rose have accomplished around the clubhouse as well as making a beautiful access to Whiskey Creek located below the bridge. Just outstanding work!

In planning the transfer of ownership of the clubhouse and surrounding property there have been several minor repairs and general maintenance performed on both. Included are repairs to the old bath house to once again be utilized as a storage area for documents, parts and supplies as well as parking for our equipment. Security video surveillance is also being added to both the bath house and clubhouse locations.

So far the labor has been offered free of charge for these minor repairs by our licensed contractor-residents. The estimated cost to replace the doors, windows and clean out the bath house is estimated around \$1,500.

Our annual members meeting and elections are three months away. Two seats are open, Stan Eggink and Ken Trapp. With the pending transfer of the common areas, the published "Qualifications, Duties and Responsibilities for Director", will need to be revised. We need to add responsibilities covering the common areas.

Treasurer

The Treasurers Report was approved as written and presented. Motion by Ken and Seconded by Michael. No objections.

Water Co. Operations

Stan reported there were no problems with the water system at this time, all is well. There are policies and procedures being discussed at the state level regarding pending regulations addressing the concerns of cross contamination within all state water systems, including the properties served. Simply stated the focus is the prevention of contaminated water from entering the water systems through improper home or company water connections, such as sprinkler systems operating without backflow devices properly installed, to name one. The Board discussed the potential of being required to install backflow devices to every hose bib on every house hooked up to the water system to prevent potential cross contamination.

We hired an outside contractor to weedeat around all water facilities and their access roads.

Firewise

Carol reports due to issues with her back, she can no longer do the crazy weedeating she used to do and has asked residents to weedeat to keep costs down should we need to hire out those tasks. A bid for one mowing of three fields was quoted at \$7,500. Volunteers are needed to help keep us clear on our easements and open areas. Many have answered the call and have done quite a lot of weedeating all over the subdivision.

We are looking forward to a nice Firewise BBQ and Potluck this year on June 20, 2026. We have received about 35 RSVP's so far. That should be a good turnout.

Carol is looking into a company that hires out goats to knock down some areas that are too thick and on uneven ground to help us stay Firesafe.

Roads

We spent \$5,320 on road repairs since March. Grading and adding gravel was accomplished on Cascadel Road and the south end of Cascadel Drive. These repairs need to be repeated at least twice a year based on the condition of the dirt road and the lack of road base under that portion of Cascadel Drive. According to State Corporate Codes, we can only maintain/repair the roads in Cascadel Woods. We are not allowed to dig up a road and put down new base and pavement using the road maintenance fees currently assessed. A road replacement would require a special assessment applied to all property owners to cover the cost.

Communications

Michael has nothing to report, but encourages you to think about creating more community events. Michael will create flyers to notice the event or holiday.

Old Business:

a. Finalize/Approve Clubhouse Use Guidelines – still in progress. Stan reports there is a separate bank account, files and financials for the common areas.

b. Common Area (CSA-21) Ownership – The Board Secretary, Ken Trapp, signed the Articles of Incorporation and Bylaws at 4:40 PM on June 19, 2026. The documents will now go back to the attorney and then on to the State for filing. Once that has been completed the documents will be sent to the county representative as requested for the transfer of the common areas.

New Business:

a. Director replacement for Amy Wong – The Board has reviewed the profile submitted by Ron Davino for this position. A motion to approve the appointment for Director was made by Michael Delaney and seconded by Ken Trapp. No objections.

b. Common Area Security and Cameras bid of \$2,139.85 – free labor + \$1,500 for bath-house doors windows, and locks. Money for the video equipment purchase will be covered by the Neighborhood Watch account. Service for the equipment will be by Star Link. A motion to approve the purchase of surveillance equipment was made by Avo Atoian and seconded by Ken Trapp. No objections.

c. Proposed video conference of Board meetings for the future.

The Board prefers in person meeting by all directors, but things happen and it is sometimes not possible for a Director to make it to a meeting here in Cascadel Woods. It seems prudent to have the availability for the unforeseen occurrences that pop up, as well as giving the residents the option to be signed on by the CMWC host to attend meetings.

Savannah is confident that she can set up a test meeting for August through Microsoft Team. Avo and Michael are going to tackle the creation of emails for the Directors. They will report the status in August.

Savannah and Michael are going to work on the Neighborhood Welcome packet.

Board Follow-Up assignments

- A. Michael – video conference / internet install**
- B. Clubhouse team to finalize all changes on the user contract for renting of the clubhouse.**
- C. CMWC Director G-Mail accounts – Avo and Michael**
- D. Carol – price the cost of goat mitigation and layout weedeating locations for volunteers**

Adjourn Meeting – Motion to adjourn at 5:11 PM by Ken Trapp and seconded by Avo Atoian. No objections.

CMWC Secretary Ken Trapp Signing the Restated CMWC Articles of Incorporation & CMWC Bylaws



Photos by Michael Delaney

Minutes by: Stan & Carol Eggink