P.O. Box 321
North Fork, CA 93643

PH 559-877-2635
FAX 559-877-4024
www.cascadelmutual.com
info@cascadelmutual.com

DRAFT MINUTES
Regular Scheduled Board of Directors Meeting
Cascadel Mutual Water Company
Friday, August 14, 2026 – 3:00PM to 5:00PM
Cascadel Woods Clubhouse

Meeting called to order at 3:01 PM

Quorum of Directors present: Stan Eggink- President, Michael Delaney-Vice President, Avo Atoian-Treasurer, Kenneth Trapp-Secretary, Ron Davino-Director

The revised (*as of 8-12-26*) agenda was approved as modified. Motion: Ken, Second: Avo.

The June 19, 2026, minutes were approved as submitted. Motion: Avo, Second: Ken

Reports:
(a) President: Stan reported that the documents *(restated bylaws, articles of incorporation and legal opinion letter)* requested by the County for the proposed transfer of CSA-21 to the Cascadel Mutual Water Company were submitted via e-mail to the County on August 14, 2026 by the legal firm representing the water company in this matter. The annual membership meeting and elections is scheduled for Saturday, September 26. There are two director seats open and requests for nominees will be sent to all eligible voters on Monday, August 17. The Common Area (CSA-21) checking account was used for the first time to reimburse the water company for expenses incurred to maintain the open area on out lot C. The water system is still using the spring as its primary water source at a rate of 25.3 gpm. All water quality test results for June and July were negative. There were no road repairs during June or July. The Firewise committee is sponsoring an ice cream and hot dog social event to coincide with a Firewise community meeting presenting home hardening- fire-safe suggestion to the community. The ability to utilize goats and sheep in conjunction with weed eaters to maintain the open areas will be one of the topics as well as protective screen mesh for vents and other openings on the homes. There will be guest speakers present at the event beginning at 11:00AM, Sunday, August 16, at the clubhouse. *(End of report)*

(b) Treasurer: Avo specifically reviewed the financial report ending July 31, 2026, and submitted financial reports covering June as well. Stan added that $5,000 was transferred from the reserve account to cover expenses. A motion to accept the financial reports as submitted was made by Ken, second by Michael. (*End of report*)

Regina Diaz representing the Clubhouse Committee, (L. Vance, K. Trapp, A. Atoian, C. Eggink) presented the final draft of the clubhouse rental guidelines to the Board. A recommendation was made to charge $100 per day rental fee for 1 to 49 persons and $150 (plus the cost of a porta- potty) for 50 to 87 persons. All rentals require a liability insurance rider from the renter. Authorized renters must be property owners in Cascadel Woods. Savannah, (CMWC bookkeeper) is researching the ability of renters to pay by credit card and/or with rental fees added to a water bill. The target is to make the rental guideline effective September 1, 2026.

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A continuing discussion was held on the possibility of having video conferencing available to the Board and community. Discussions also included creating specific Director g-mail accounts for more direct community contact with the CMWC and Directors.

A report covering the costs of doing business related to the use of credit card payments for CMWC fees was reviewed. There was no action taken on this matter at this time.

The Board went into Executive Session at 3:10PM to review appeals from three residents regarding penalty charges for exceeding the monthly water usage limit of 2550 cubic feet per month. Two other matters of past due accounts were also discussed which require further review.

A follow up assignment regarding property ownership was taken my Michael to present to the Board.

The Executive Session was closed at 5:35PM.

Regular meeting resumed at 5:36 PM.

Motion to adjourn the regular meeting by Avo, second by Ken.

Meeting adjourned at 5:40 PM.

Minutes by Stan Eggink