

**Riviera West Mutual Water Company.
Board of Directors' Meeting
Friday, November 21, 2008
Held at Riviera West Clubhouse**

MINUTES

I. CALL TO ORDER: The meeting was called to order at 5:50 by Dave Worswick.

II. ROLL CALL:

Board Members present:

Vice President – Dave Worswick

Treasurer – Linda McPherson

Secretary – Jan Worswick

Board Members not present:

President – Jim Snodgrass (out of the Country)

Director – Barb Curtis (out of the Country)

III. CONSENT CALENDAR

Minutes – Motion M/S/C to approve September 19, 2008 minutes.

IV. COMMITTEE REPORTS:

Officer Reports:

Vice President, Dave Worswick, reported on the current Operations and Maintenance of the company. Much of the aged and under-scheduled piping has been replaced by Water Operator Jerry Lykken, since his tenure began. Autumn replacements have included extensive large pipe replacements at the Riviera West Drive pump station. Dave reminded the Board Members that this is “back breaking work” with extensive digging and welding involved. To make matters worse, the pipe breaks that lead to these replacements most often occur during both night and inclement weather.

Treasurer, Linda McPherson, reported on the balances of the company’s financial statements. Linda reviewed the ongoing aged collections project, as well as the re-alignment of our banked assets, to provide complete FDIC coverage. She announced that our application for Water Plant Upgrade funding has now been decisively rejected by the private loan partners with Western Engineering as “insufficiently collateralized”. With State of California funding now off the

table, this means that we will be limited to funding the project with a community-wide assessment. A broad discussion of assessment philosophy and expectations ensued, with special emphasis on the various ways that such an assessment could be enhanced (such as the raising of meter hook-up fees). All of those present made meaningful and creative suggestions to the many ways that we could save/raise additional monies. This discussion encompassed the remainder of the Board Meeting.

- V. OLD BUSINESS:** See Officer Reports.
- VI. NEW BUSINESS:** See Officer Reports.
- VII. OWNERS' FORUM:** See Officer Reports.
- VIII. NEXT MEETING:** Friday, January 16th, 2009, at 6:00 PM, following the Property Owners' Board Meeting.
- IX. ADJOURNMENT:** Motion M/S/C to adjourn at 7:00 PM.

Respectfully submitted,
Jan Worswick