DRAFT
Board of Directors
Wynola Water District and
Saturday, February 14, 2026, 9:00 a.m.
22135 CA – 79 Santa Ysabel CA 92070

1. **Call to Order: 9:03 a.m.**
2. **Roll Call of Board of Directors:**
    - **Jim Madaffer, President-present**
    - **Sandie McCann, Vice President-present**
    - **Brenden Kelso, Treasurer-absent**
    - **Steve Kincaid- absent**
    - **Ken Weber-present**
3. **Additions to the Agenda-none**
4. **Approval of meeting minutes of January 10, 2026. Motion by Madaffer, seconded by Weber to approve minutes. Approved 3 Ayes, 0 Noes, 2 Absent**
5. **Public Comment – Opportunity for members of the public to address the Board on matters within the Board's jurisdiction. People addressing the Board are requested to state their name and address for the record.**
    - **Dixie Moore: Asking about when the new meters would be installed. Dixie had a leak at her house, and her Flume does not work on her meter. The meters that the previous water operator purchased were not compatible with Flume. Marty Harris sent back 68 meters to the manufacturer in January 2026. As soon as we get our credit from these meters, the new meters will be purchased and installed. The new meters to be installed are compatible with Flume. WWD is replacing all meters, boxes and lids that are more than 30 years old. Meters should be replaced every 10-15 years. The new meters have a warranty for 20 years.**
6. **Treasurer's Report:**
    - **Sonnenberg and Company, CPA, has performed the audit for WWD and has been completed. Audit was from July 1, 2024, to June 30, 2025.**
    - **No deficiencies found**
    - **Money in the bank is $302,000.**
    - **All financial records are in order.**

- **Motion by Madaffer and seconded by Weber to approve the audit. 3 Ayes, 0 Noes, 2 Absent.**

7. **Office Manager's Report: Karen Kincaid**
    - **Lakedale house back on the market (Wisenor's)**
8. **Old Business:**
    i. **Report by Board President Jim Madaffer (this will include the actions taken to date since the last Board meeting on January 10, 2026)**
        i. **<u>Well 10</u>: Jim showed pictures of Well 10 and the progress being made to rebuild it. The new design is modern with up-to-date technology. Water looks clean but tastes metallic until the pipes have been flushed out for the next two weeks. The well is pumping at 31 gallons a minute. Pump is set at 600 feet and gets great water flow.**
        ii. **<u>Well 11</u>: Emergency generator will go on the easement of Ron and Maureen Placa's property. This well is our most productive well and pumps 60 gallons a minute when running. WWD received a $500,000 grant to install this generator.**
        iii. **<u>Well 9:</u> A new 45 kw generator was installed this week because the previous generator installed by SDG&E and EPX was too small. Unfortunately, well 9 is currently turned off because the pump needs to be replaced.**
        iv. **<u>Well 3:</u> E. coli has been reported after testing water samples. Tim Guishard thinks it is because of the portable potty located near the well. The bacteria are in the air and affecting the testing. Tim will move the portable potty units to another area and retest the water for bacteria.**
        v. **WWD will no longer need Albert Simonson to help monitor at the pump house, because Tim Guishard uses the SCADA system for monitoring. A motion was made by Madaffer and seconded by McCann to release Albert Simonson from helping at the pump house. Motion approved. 3 Ayes, 0 Noes, 2 Absent.**
        vi. **WWD received resignation letters from Steve Kincaid, Director of Seat 1 Board Member and Karen Kincaid, Board Secretary, effective April 1, 2026. The Kincaid's will be moving soon. Karen Harris is considering taking the Board Secretary position. Jim will send out a notice to the residents asking for applications to replace Steve Kincaid on the board.**

vii. **The Rate Study is moving forward. We are compiling the data needed to do the study. A Proposition 218 compliant rate study will be done by RCAC, who did the last rate study in 2017. The cost is $46,000, which is covered by the grant we received to design the water treatment system. A public hearing will be held to discuss the study after it is completed. RCAC will come to our March meeting to discuss their findings. The public can vote, but the Board ultimately has the final say on whether we accept the recommendation of the rate study.**

b) **Report by WWD Water Operator: Tim Guishard**

i. **<u>Well 3</u>: The pump is now functional. The well is too dirty to disinfect. We have it pumping on the ground several hours per day from a hose running across the driveway for the Lopez property. I hope that no one shuts off the hose, as this could damage the new pump! We will be up there on Monday again, to try disinfecting the well. It will likely be more than a week before we have the well pumping into the tanks.**

ii. **<u>Well 7</u>: It appears from the SCADA reports that the well is pumping at its maximum capacity (8.5 GPM), with the water level at the pump suction. NOT GOOD as far as efficiency and it is possibly damaging the pump. Unfortunately: no one makes a VFD for the 1-phase 3-hp motor that is in the well. The motor would need to be changed out to 3-phase, or the entire pump and motor changed out a 7 GPM x 2 HP which might cause other issues. Once well 10 is online, this issue may be partially resolved, but that is still a couple months down the road.**

iii. **In the long run, the pump needs to be changed out with:**
   a. **a lower flow rate (from 15 to 10 GPM) 3 HP pump end,**
   b. **a 3 HP-3-phase motor**
   c. **a VFD.**
   d. **The plastic pipe from well 10 could then be utilized, along with some additional new plastic pipes.**

iv. **<u>Well 10</u>: The pump is now installed in the well. I will work with Stehly's this coming week to hopefully get the pump operating good enough to start disinfection and collecting water samples. The well will need to be pumped quite a bit before even collecting the first samples. Due to the larger capacity pump, I will be using a fire hose to discharge the water to where we did last year. Jack needs to be aware of this.**

v. **We need the transfer switch, that I think you have in storage, to get the pump running.**

vi. **Moving the electric meter might be time consuming, unless you use your expertise in dealing with SDG&E. It would be most cost effective to move the meter now, rather than waiting until later.**

vii. **Here is a link to the colors of fencing available Noodle Link Plus Pre-Inserted Fence Slats | PrivacyLink I do not think there is a need to go to the expense for matching wire color. I would suggest that the 98% in Beige with galvanized wire looks good at my own home, as I just had 250' of this installed by Alpine Fence. The redwood, brown or forest green, might also be good choices for Jack. I do not recommend the stuff they call "hedgelink" is it degrades too fast and leaves plastic shards all over the place.**

viii. **Well 11: Yesterday I sent you a text of a message, from the electrician I have been using to try to get the power shut down to work at that well. We keep getting the message, the project will be scheduled next week as someone is out sick or on vacation. I think we need you to use your expertise to expedite this issue with SDG&E.**

ix. **We received a notice of violation from the Air Pollution Control District of San Diego. Anytime the generator runs, you must write it into the logbook. We had unplanned power failures by SDG&E in January 2025 and the running of the generator at the pumphouse did not get logged in. We were fined, but we will protest the fine and not pay it.**

x. **Justin Stanley won the bid to excavate the new emergency access road between Jack Bainbridge's property, Madaffer's property and Julian Farms. We are going to add a fire hydrant to the proposal, where helicopters can fill up during a fire. We received a grant from San Diego Conservancy to pay for the emergency access road. A new easement will be written after the road is built, with correct property lines and a 24-ft wide road will be built to accommodate fire trucks. A fence with a lock will be built in and the HOA and Water District will have keys for it.**

9. **New Business: none**
10. **Motion to adjourn: 10"04 a.m.**

Next meeting: Saturday, March 14, 2026, 9:00 a.m. @ Santa Ysabel Nature Center.