Final
Board of Directors
Wynola Water District
Saturday, April 11, 2026
22135 CA-79, Santa Ysabel, CA 92070

1. Call to Order: 9:01 am
2. Roll Call of Board of Directors:
    - Jim Madaffer, President-present
    - Sandie McCann, Vice President-present
    - Brenden Kelso, Treasurer-present
    - Steve Kincaid-present
    - Ken Weber-present
3. Additions to the Agenda-none
4. Approval of meeting minutes of March 14, 2026. Motion by Madaffer and seconded by Weber to approve minutes. Approved 5 Ayes, 0 Noes, 0 absent. It was noted that we have started using AI to facilitate the meeting minutes. President would like copies of the minutes printed for the residences for future water board meetings.
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.

    - Residents noted that water pressure fluctuates significantly, from very high to lower levels. The fluctuation was explained as a normal function of the water system: the pressure drops as water is used, then a pump kicks in to bring the pressure back up to a peak level which is set by the water operator. A couple of residents noted that he added a booster pump to the home to compensate for the low pressure. Others noted that their water pressure is very high because of their location in the neighborhood. It was also noted that demand causes water pressure fluctuations.

6. Treasurer's Report:
    - Checking $2,947.42, Savings 138,800.43
    - CD (Frontwave): $103,181.34, which has gained $3,100 since its inception.
    - Total Cash Assets: Approximately $243,929.19
7. Office Manager's Report
    - Property Sales: The Wisenor's, Dan Richard's and the Kincaid's house are for sale.
    - Water Bills: A total of $32,642 was billed for the first quarter of 2026. This amount is lower than in previous quarters.
    - WWD Mailbox Location: The board discussed the need to relocate the mailbox do to the impending sale of the property where it is currently located. There were

concerns about placing it near the mailboxes on Springview. Most thought it should be located closer to someone's house for added security. The property at the pump house seems to be the best solution. The board will check with Roger Lopez to ensure he is ok with placing the mailbox on his property at the pumphouse.

8. Old Business:
    a) Report by Board President Jim Madaffer (this will include the actions taken to date since the last Board meeting on March 14, 2026)
        i. Emergency Access Road: The emergency access road is almost done. Ranch gates, purchased from Tractor Supply, are currently being installed. We are using ranch gates instead of the originally planned chain on the Spring View side because a chain might not be visible at night to cars coming down Glenside, posing a safety risk. A sign will be placed on the gate stating: "Emergency access only. Road is on private property. Public access to CA 78 for emergency evacuation purposes only. No vehicle or pedestrian access. Do not block gates." Farm gates will be installed on the farm side as well. The project was funded by the San Diego Fire Foundation and the River Conservancy to provide a critical alternate escape route. The new road adds a mile to the exit route and provides an open, fire-resistant refuge area that can also serve as a helicopter landing spot. Prior to the start of the access road, the water district hired Danny Martinez and Tim Guishard to relocate the Bainbridge's water meter. We will be billing the San Diego Regional Foundation for all the district funds spent directly on the fire access road. The board thanked the Bainbridges for their patience with the project.
        ii. Well 11: The board approved a $32,000 expense for Stehly Brothers to completely redo the drop pipe and install a new sounding tube for Well 11, which has serious problems. A start date has not been set.
        iii. Well 10: Jim Madaffer signed an agreement with Stehly Brothers to make payments on their invoice for $133,725.00. Stehly agreed to do the payment plan interest free. The district will pay $10,000 per month. This will help the district's cash flow immensely. Well 10 is supplying 80% of the district's water needs. We are still waiting on SDG&E or another electrical company to finish the set up before the project can be completed with the fencing. The board thanks the Bainbridges for their patience with the project.
        iv. Meter Replacements: There is a possibility of starting water meter replacements once the new meter arrives and is found to be compatible with the Flume device. Tim is training Danny on the replacement procedure Danny may begin with the more easily replaced meters at first. Tim's team would probably have to do or assist with the more complicated meter replacements as special tooling

might be required. Tim suggested we use concrete water covers rather than plastic.

v. WWD Mailbox Location: The board discussed the need to relocate the mailbox due to the impending sale of the property where it is currently located. There were concerns about placing it near the mailboxes on Springview. Most thought it should be located closer to someone's house for added security. The property at the pump house seems to be the best solution. The board will check with Roger Lopez to ensure he is ok with placing the mailbox on his property at the pumphouse.

vi. $778,000 Water Treatment Grant: The grant is not complete yet. The state had to make corrections to the timelines. The corrected agreement has been signed by Jim Madaffer, and we are waiting on the State's signature so that we can give Dudek the go ahead to start. The design phase is targeted for completion by the end of the current year. The bidding process for the construction phase is expected to occupy most of 2027. Construction is anticipated to start in 2028 and will likely take a year to complete. There is money in the account for someone to manage the grant and required reports. We might have Karen Harris take on this responsibility. Karen is going to reach out to the state to see if they have templates, guides and tutorials to guide her in the process before she accepts the job.

vii. APCD Fine: The district was fined $925 because the generator logbooks weren't maintained as they should be. The fine was due to 22 hours missing in the generator logs. Marty Harris figured out a lot of the missing information, but the state did not reduce the fine. Agreed to pay rather than the expense of hiring an attorney. Since Marty took over, all readings have been noted as they should be. The new generator at Well 11 will also require compliance logging once installed.

viii. Water Break Claims: Jim Madaffer signed the settlement offer for the breakages that took place during the SDGE undergrounding project. We had waited on signing as we wanted to make sure we would not have any other issues with the breaks. The district had already received the settlements of $13,192.56 and $4,236.00.

ix. Board Vacancy: No applications were received for the board vacancy. Another notice will be sent out.

x. Website Update: The new website is being updated with old meeting agendas back to November 2021 but has not gone live. Marty Harris is busy moving all the information over and keeping us current.

xi. Rate Study: Still waiting to hear back.

a) Report by Water Operator, Tim Guishard

i. **Well 3:** Is still testing present for coliform bacteria, this week's result is 4.5 CFU/100 ML which is about what it was last week. Earlier last month it was **140**. We did make another attempt at disinfection on March 27th, which was after the previous 6.1 result.

ii. **Well 7:** Is still pumping away, producing 20-30% of WWD daily usage. The average capacity has come up about 2 GPM, since I cut the run time back to only run 4 hours per day. Even pumping 4 hours per day, is way more than the 30 minutes per day when I arrived!

iii. **Well 9:** Is still offline.

iv. **Well 10:** Is your most efficient well, and has been providing 70-80% of the daily usage, with only 5 HP of power, running an average of 6.5 hours per day. The pumping water level is the highest of any of the WWD wells. We will be collecting the first round (since the reconstruction) of PFAS samples from well 10 next week.

v. **Well 11:** Since putting well 10 back online, I have been barely pumping well 11. It is scheduled to have the pump pulled, a down hole video completed and the pipe replaced. Just waiting on Stehly Brothers to give us a start date. SDG&E cancelled the appointment last month and rescheduled it for Monday April 13th. Hopefully they will release the project so I can install the VFD. The generator progress is moving along with concrete and conduits now installed.

vi. **Water Quality:** It appears that the iron levels in well 7 have significantly been impacted by the reduced pumping hours. It seems that pumping it more provides cleaner water. I need a VFD installed on this well to limit the flow rate so it can be pumped more! Well 11 iron levels are nearly off the scale of what can be analyzed, but not far off of the levels seen in 2024. Even at that: the water quality is meeting standards where a waiver could be requested soon, which could eliminate the regulatory requirement for treatment of iron and manganese.

vii. **Flushing:** December 11th was the last time we did a major flushing of water mains. As long as people are still OK with the water quality, I think we can wait until next month to flush again.

9. New Business: None
10. Motion to adjourn at 9:40am

Next Meeting: Saturday, May 9th, 2026, 9:00 am @ Santa Ysabel Nature Center.