



**GREEN VALLEY MUTUAL WATER COMPANY**

**P.O. BOX 8300**

**GREEN VALLEY LAKE, CALIFORNIA 92341**

**TELEPHONE: (909) 867-2912**

**FAX: (909) 867-9603**

**AGENDA FOR THE MEETING SCHEDULED**

**SEPTEMBER 20, 2021**

**SHAREHOLDERS AND CUSTOMERS MUST PROVIDE AT LEAST  
24-HOUR ADVANCE WRITTEN NOTICE TO ATTEND A REGULAR  
BOARD OF DIRECTORS MEETING.**

**AGENDA**  
**GREEN VALLEY MUTUAL WATER COMPANY**  
**BOARD OF DIRECTORS**  
Regular Meeting  
**6:30 p.m.**  
Monday, September 20, 2021

**HILTON GARDEN INN (ONTARIO/RANCHO CUCAMONGA)**  
11481 Mission Vista Drive  
Rancho Cucamonga, CA 91730  
(909) 481-1800

Next Resolution No. 21-04

\*\*\*\*\*

This meeting is recorded by an audio device to insure an accurate archive of the discussions and actions of the meeting.  
Anyone present at the meeting who does not consent to the recording must state so and will be excused from the meeting.  
No other recording of the meeting is permitted.

**1. Call to Order:**

President  
1<sup>st</sup> Vice President  
2<sup>nd</sup> Vice President  
Secretary/Treasurer  
Directors

Glen Pyne  
Steve Christman  
Charlie Mattson  
Jeff Grimsley  
Rick Blea  
Jerry Miller  
Kathleen Benjamin  
Robert Perrill  
Richard Vouga

Staff Members: General Manager  
Recording Secretary

Steve Brandt  
Emily Nohr

**2. Public Comments**

This portion of the agenda is reserved for the public to discuss matters of interest, within the GVMWC operations, which are not on the agenda. For public comment on items not on the agenda, no action may be taken by the Board, except to refer the matter to staff and/or place it on a future agenda. It is in the best interest of the person speaking to the Board to be concise and to the point. A time limit of three minutes per individual will be allowed unless there are 10 or more request for Public Comments and Agenda Action Items. Visitors are reminded to please refrain from making comments or talking amongst themselves while the meeting is in progress.

**3. Consent Calendar**

- a. Approval of the minutes of the Board of Directors meeting held on August 16, 2021
- b. Ratification of payment of claims exceeding \$500.00
- c. August Funds on Deposit Report
- d. GVL Recreation President's Report
- e. GVL Recreation DRAFT minutes of the Board of Directors meeting held on September 4, 2021
- f. GVL Recreation Financial Statements for the period ending July 31, 2021

**4. Financial Reports:**

- a. Approval of the Financial Statement for the period ending August 31, 2021
- b. Quarterly Assessment Invoicing
  - i. Penalty Modification

**5. Manager's Report:**

- a. Monthly Production Report
- b. Monthly Manager's Report
  - i. Clubhouse Water Service Line – Review of Proposals

**6. Old Business: None**

**7. New Business:**

- a. Verizon Cell Site Upgrades Approval/Denial

**8. Committee Reports:**

- |   |                              |
|---|------------------------------|
| a. Lake and Clubhouse                   |                              |
| i. Clubhouse Update                     |                              |
| ii. Stove/Hood                          |                              |
| 1. Shareholder Letter                   |                              |
| b. Finance, Policy and Communications   | Jerold Miller, Chairperson   |
| c. Community Relations                  |                              |
| i. Survey and Website Feedback Approval | Rick Blea, Chairperson       |
| d. New Installations & Operations       | Kathy Benjamin, Chairperson  |
| e. Nominating Committee                 | Steve Christman, Chairperson |
|   | Richard Vouga, Chairperson   |

**9. Correspondence:**

- a. Letter from Susan Lopez

**10. President's Report:**

**11. Executive Session of the Board of Directors (Closed Session):**

**12. Adjournment:**

**GREEN VALLEY MUTUAL WATER COMPANY**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**August 16, 2021**

1. The meeting was called to order at 6:32 p.m. by President Glen Pyne, at the Hilton Garden Inn.

Directors present at the meeting:	President	Glen Pyne
	2 <sup>nd</sup> Vice President	Charlie Mattson
	Secretary/Treasurer	Jeff Grimsley
Directors:		Richard Vouga
		Kathleen Benjamin
		Robert Perrill
		Jerry Miller
		Rick Blea

Employees Present:	General Manager	Steve Brandt
	Recording Secretary	Emily Nohr

Steve Christman was excused from the meeting.

Public Present:	Shayla Antrim, Chris Chesney, Lyle Ferguson, Barbara Ferguson, Susan Lopez, Sandi Huckaby, Sherese Perrill
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**2. PUBLIC COMMENT:**

- a. Shareholder, Sandi Huckaby, asked the Board of Directors about attending community events and expressed concern about the increased clubhouse rental fee. Two letters from shareholders were provided to the Board expressing the same.
- b. Shareholder, Chris Chesney, discussed the statutes of CA Corporate Code which dictate how a mutual water company can operate and spend funds collected from Shareholders. Steve Brandt responded that part of Mr. Chesney's statement was incorrect.
- c. Shareholder, Susan Lopez, asked if a representative from GVL Recreation was attending the meeting. The board responded that there was not.

**3. CONSENT CALENDAR:**

- a. **M** (Jeff Grimsley) **S** (Charlie Mattson) **C:** To approve the consent calendar with two corrections of the meeting minutes; one correction to item 2B to include GVMWC and 7C(II) to specify that survey questions must be approved by the board before being sent to shareholders. *The motion was unanimously carried.*

**4. FINANCIAL REPORTS:**

- a. Jeff Grimsley presented the financial statements for the period ending July 31, 2021.
- b. **M** (Rick Blea) **S** (Charlie Mattson) **C:** To approve the Financial Statements for July 31, 2021, as presented. *The motion was unanimously carried.*
- b. The quarterly billing of the annual assessment was discussed. Emily reported that the current billing software is capable, and no additional upgrades are needed.

**5. MANAGER'S REPORT:**

- a. Steve Brandt presented the July Production Report, highlighting that water usage is up 20% from last year.
- b. Steve Brandt reported the following for his Manager's Report:
  - i. The necessary equipment for water treatment has been purchased and should be delivered in the next week or two. Because our wells must be shut down to install the new equipment, Kevin recommends we allow our wells to rest for a few additional days and purchase CLAWA in the interim. Because water sales are \$10,000 above budget, the unbudgeted cost for purchasing water from CLAWA is not a negative hit to the budget.
  - ii. A hydrogeologist from CalRural visited and Kevin took him on a tour of the water system. He has already pinpointed potential sites for new wells, one of which is on Water Company property.
  - iii. Three plumbers were contacted to do the work for installing a new service line in the clubhouse and office. Two plumbers did not want to bid on the job, so only one quote was received from the third contractor.

**GREEN VALLEY MUTUAL WATER COMPANY**  
**Board of Directors Meeting Minutes**  
**August 16, 2021**

**M** (Richard Vouga) **S** (Charlie Mattson) **C:** Upon receipt of two additional bids from qualified contractors, an amount not to exceed \$4,100.00 may be allocated for the installation of a new service line to the clubhouse and water company building. *The motion was unanimously carried.*

- iv. San Bernardino County Flood Control will be fixing the fence above the spillway. They are also looking into dredging the spillway, which would most likely take place in a few years, once the proper permits are obtained.

**6. BOARD MEMBER REPORTS:**

- a. Jerry Miller, Chairperson of the Lake and Clubhouse Committee, reported that the committee is continuing to work on creating an ad-hoc committee. The committee also plans to hold a community meeting in the near future to hear community feedback.
- b. Kathy Benjamin, Chairperson of the Community Relations Committee, reported the following:
  - i. Survey Monkey was going to cost \$900.00 due to the requirement for additional users, so it will no longer be used for the survey. Google Docs offers a similar survey platform for free with sufficient security and will be used moving forward. Questions for the survey were discussed amongst the Board.
  - ii. Shareholders have been asking about holding Zoom meetings.

**7. OPEN SESSION RECESSED AT 7:54 PM FOR EXECUTIVE SESSION.**

**8. EXECUTIVE SESSION: 8:00 PM to 8:26 PM**

- a. Steve provided an update to previously discussed shareholder correspondence.

**9. ADJOURNMENT:** The meeting was adjourned at 8:26 pm.

Respectfully Submitted,

Emily Nohr,  
Recording Secretary

# GREEN VALLEY MUTUAL WATER COMPANY

September 13, 2021

## MEMORANDUM

**TO:** Secretary/Treasurer and the Board of Directors

**FROM:** Office Manager

These bills should be submitted for approval at the Board meeting:

<u>Payee</u>	<u>Amount</u>
1. Hilton Garden Inn	\$ 633.10
2. Southern California Edison	\$ 635.63
3. IRS (941 for 8/16 Payroll)	\$ 1,950.82
4. UnitedHealthcare of California	\$ 2,817.05
5. American Funds	\$ 2,787.08
6. IRS (941 for 8/30 Payroll)	\$ 2,047.02
7. Continental Utility Solutions, Inc. (Annual Software Charge)	\$ 1,386.00
8. Zenith Insurance Company	\$ 1,034.00
9. Grainger	\$ 6,284.72
10. Hach (Treatment Equipment)	\$ 840.48
11. Pollard Water (Treatment Equipment)	\$ 2,478.14
12. USA Blue Book (Treatment Equipment)	\$ 585.17
13. IRS (941 for 8/30 Payroll)	\$ 2,160.02
14. Southern California Edison	\$ 607.40

## FUNDS ON DEPOSIT

### Banking Schedule

For Balances Ending August 31, 2021

<u>Account No.</u>	<u>Int. Rate</u>	<u>Int. Paid</u>	<u>Maturity</u>	<u>Term</u>	<u>Balance</u>
<b><u>BANK OF AMERICA</u></b>					
Cert. Deposit (Road Cut Bond)	5.25%	\$ 0.90	8/27/2022	365 Days	\$ 1,049.11
Checking					\$ 19,280.54
CD	0.03%	\$ 2.59	3/3/2022	13 Month	\$ 101,643.80
					<b>\$ 121,973.45</b>
<b><u>FIRST FOUNDATION BANK</u></b>					
Money Market Checking	0.07%	\$ 6.97			\$ 117,894.00
Cert Deposit (Franchise Bond)	0.40%	\$ 1.27	3/17/2022	365 Days	\$ 10,000.00
Business Checking					\$ 23,047.23
					<b>\$ 150,941.23</b>
<b><u>CITIZENS BUSINESS BANK</u></b>					
Premier Money Market Checking	0.10%	\$ 11.66			\$ 227,277.00
CDARS CD	0.10%	\$ 21.06	10/7/2021	13 Weeks	\$ 1,240,000.00
					<b>\$ 1,467,277.00</b>
<b><u>CALIFORNIA BANK &amp; TRUST</u></b>					
Money Market Checking	0.02%	\$ 4.12			\$ 235,140.79
					<b>\$ 235,140.79</b>
<b><u>GRAND TOTAL:</u></b>					<b>\$ 1,975,332.47</b>

## GVL Recreation Inc.

### President's Report September 2021

We have made it through another tough year with COVID-19; with Labor Day over and school starting at the end of August our operational year is almost over. We were lucky we had just only two of our staff contract COVID-19 this year. It created only a minimal problem for staff to cover shifts when needed. Again, we were limited this year on our frequency of stocking due to Jess Ranch, our local hatchery being closed for a second year. Luckily, we were able to get fish from Calaveras, which the fish have proved to be a better fish for fighting and edibility. We are planning on getting Trout from Calaveras and Jess Ranch next year to be better prepared for vendors not being able to deliver fish. We are moving forward with getting the Red Ear Sunfish to help eliminate the snails which lead to Swimmers Itch as recommended by Fish and Wildlife. We have purchased the proper permit to stock them and will hopefully be stocking before the winter temps arrive. We have contacted Frontier about our boat house phone, and it was fixed last week. The traditional Annual Water Carnival was not held this year due to the Delta Variant but we hold a Dam Swim so we have not interrupted the over 90 year tradition. We still have good income numbers except for Lake Fishing Access passes, row/pedal boat rentals and Shareholder fishing passes. We are still up for the year but need to do more on checking the public for fishing. Brent and workers have been checking more at the beach for who is using the Shareholder passes; It has been found we are losing money with the way the system has been working for years. We need to change the way the beach pass and fishing passes are used. It has been said the Recreation and Lake is for the Shareholders, however, with the large number of short-term rentals using shareholder passes, it has become hard to collect the same income as in prior years and turn a profit while still having monies to do capital improvements. We are also in process of working with the community and Water Company to figure out the transfer of the Club House operation to us or a volunteer group for the benefit of the Share Holders we serve.

*John McLellan*

GVL Recreation President



**DRAFT**  
**GVL RECREATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES DRAFT**  
**September 4, 2021**

1. The regular meeting of the Board of Directors was called to order at 10:06 am, at 32929 Spruce Drive, by President, John McLellan. Directors present:

President  
 Vice President  
 Director:

John McLellan  
 Cielo Vargas  
 Alan Aceto  
 Tracy Schroeder

Recording Secretary  
 Lake Operations Manager

Jessica Ortiz  
 Brent Deaton by Phone

GVMWC Lake & Club House Committee Chairperson  
 GVMWC Lake & Club House Committee Member

Jerry Miller  
 Kathy Benjamin

**2. MINUTES:**

- a. **M** (Alan Aceto) **S** (Tracy Schroeder) **C:** To approve the minutes of the August 7, 2021, Board of Directors meeting.

**3. REPORTS:**

- a. Jessica reported on company account balances.  
 b. Brent Deaton reported on the following:  
     i. Stockholders who rent out Airbnb in Green Valley Lake have caused a loss in profit because they are allowing renters to use their season passes.  
     ii. A dock work party will be held on September 9, 2021, at 10:00 am.  
     iii. Brent sent the last LAHOTAN water test on August 28, 2021.

**4. FINANCIAL REPORTS:**

- a. **M** (Cielo Vargas) **S** (Alan Aceto) **C:** To approve the Financial Statements for the period ending on July 31, 2021.  
 b. **M** (Cielo Vargas) **S** (Alan Aceto) **C:** To ratify the following claims over \$100.00:

<b>PAYEE</b>	<b>AMOUNT</b>
1. Mountain Disposal	\$407.24
2. Costco	\$607.38
3. Amazon	\$499.99
4. State Compensation Insurance Fund	\$1,600.28
5. Big Bear Disposal	\$248.99
6. EDD (DE-88 for 8/15 Payroll)	\$184.29
7. United States Treasury (941 for 8/15 Payroll)	\$1,384.74
8. Clinical Laboratory	\$180.00
9. Southern California Edison	\$678.21
10. State Compensation Insurance Fund	\$3,394.71

**5. OLD BUSINESS:**

- a. During his manager's report, Brent Deaton stated the last LAHONTAN water test was on August 28, 2021.  
 b. The dog beach sign is displayed. Brent Deaton reports that each time the sign disappears, a printout will replace it due to the frequency of removal and costs.  
 c. Alan Aceto will follow up with Brent Deaton regarding the sponsor certificates approved for fishing for four and four hours of rowboat rentals.  
 d. The boathouse phone does not go to voicemail; Jessica Ortiz will call Frontier customer service to find a solution.  
 e. The next regular Board of Directors meeting is on October 16, 2021, at 10:00 am.

**8. NEW BUSINESS:**

- a. The board agrees to use Jess's Ranch and Calaveras for the 2022 season.
- b. The application for a 2021 permit for 1000 Red Sunfish has been completed and mailed. Brent Deaton will follow up with the California Department of Fish and Wildlife.

**8. COMMITTEE REPORTS:**

- a. Fish Committee
- b. Events Committee
  - i. The board's final decision is to cancel the Labor Day Water Carnival, except one dam race, due to increasing exposure rates of the Covid-19 Delta Variant.

**9. CORRESPONDENCE:**

- a. President John McLellan will respond to Susan Lopez addressing her question.

GVMWC Lake & Club House Committee Chairperson Jerry Miller and GVMWC Lake & Club House Committee Member Kathy Benjamin left the meeting at 11:06 am.  
Lake Operations Manager Brent Deaton left before the executive session at 11:32 am.

**10. EXECUTIVE SESSION: 11:32 am to 11:45 am.**

- a. The board discussed company matters.

**11.** The meeting adjourned at 11:45 am.

Respectfully Submitted,

Jessica L. Ortiz  
Recording Secretary

GVL RECREATION, INC.  
(A CALIFORNIA CORPORATION)

FINANCIAL STATEMENTS  
WITH  
INDEPENDENT ACCOUNTANTS' DISCLAIMER REPORT

July 31, 2021



## **VOLLMER & ASSOCIATES**

CERTIFIED PUBLIC ACCOUNTANTS

Kimi D. Vollmer, CPA  
Tracy L. Moeller, CPA  
(951) 405-4005  
**Vollmercpa.com**

July 28, 2021

GVL Recreation, Inc.  
PO Box 8431  
Green Valley Lake, CA 92341-8431

To the Board of Directors

The accompanying financial statements of GVL Recreation, Inc. as of and for the one month and ten months ended July 31, 2021 were not subjected to an audit, review, or compilation engagement by us and, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on them.

Management has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If omitted disclosures and the statement of cash flows were included in the financial statements, they might influence the user's conclusions about the Company's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters

Kimi D. Vollmer, CPA  
Vollmer and Associates, CPA's

## CONTENTS

### Independent Accountants' Review Report

#### Financial Statements

#### Exhibit

Balance Sheet

A

Statement of Income - Monthly

B

GVL RECREATION, INC.  
BALANCE SHEET  
 July 31, 2021

EXHIBIT A

Current assets:		
Cash in checking	\$	48,863
First Foundation Bank Plus MM		59,252
Petty cash		900
Prepaid insurance		8,928
Total current assets		<u>117,943</u>
Property, plant, and equipment:		
Rental equipment		35,253
other equipment		58,086
Accumulaed depreciation		(86,431)
Total property and equipment		<u>6,908</u>
Other Assets		
Goodwill		26,000
Accumulated amortization		(26,000)
Total other assets		<u>-</u>
Total assets	\$	<u><u>124,851</u></u>

LIABILITIES AND STOCKHOLDER'S EQUITY

Current liabilities:		
Retirement plan payable	\$	-
Payroll taxes payable		836
Other payroll liabilities		-
Total current liabilities		<u>836</u>
Stockholder's equity:		
Common stock		5,000
Additional paid in capital		23,544
Retained earnings		51,547
Unrestricted net assets		16,062
Net income (loss)		27,862
Total stockholder's equity		<u>124,015</u>
Total liabilities and stockholder's equity	\$	<u><u>124,851</u></u>

See Independent Accountants' Disclaimer Report

GVL RECREATION, INC.  
STATEMENT OF INCOME

EXHIBIT B

For the One Month and Ten Months Ended July 31, 2021.

	One Month Ended July 31, 2021	%	Ten Months Ended July 31, 2021	%
Revenue:				
Access fees	\$ 25,220	52.07%	\$ 89,710	54.41%
Rowboat rentals	2,565	5.30%	7,287	4.42%
Pedal boat rentals	1,495	3.09%	3,043	1.85%
Kayak rentals	2,033	4.20%	3,562	2.16%
Canoe rentals	3,915	8.08%	7,984	4.84%
Credit card income	-	0.00%	-	0.00%
Boat tags	1,260	2.60%	16,735	10.15%
Beach fees - daily	10,135	20.92%	18,910	11.47%
Beach passes	1,685	3.48%	17,219	10.44%
Other lake income	-	0.00%	203	0.12%
Competitive Events	100	0.21%	200	0.12%
Other income	31	0.06%	31	0.02%
Total revenue	48,439	100.00%	164,884	99.98%
Cost of revenue:				
Office payroll	383	0.79%	2,765	1.68%
Management payroll	3,256	6.72%	16,340	9.91%
Recreation payroll - reg	7,067	14.59%	22,901	13.89%
Beach payroll - reg	4,686	9.67%	10,697	6.49%
Recreation payroll - o/t	10	0.02%	10	0.01%
Beach payroll - o/t	10	0.02%	10	0.01%
Manage. Payroll - o/t	280	0.58%	319	0.19%
Employee Benefits	104	0.21%	212	0.13%
Workers' compensation	-	0.00%	3,978	2.41%
Total cost of revenue	15,796	32.61%	57,232	34.71%
Gross profit	32,643	67.39%	107,652	65.29%

See Independent Accountants' Disclaimer Report

GVL RECREATION, INC.

EXHIBIT B

STATEMENT OF INCOME (Continued)

For the One Month and Ten Months Ended July 31, 2021

	One Month Ended July 31, 2021	%	Ten Months Ended July 31, 2021	%
Operating expenses:				
Bank charges	784	1.62%	1,493	0.91%
Competitive event expenses	-	0.00%	405	0.25%
Trash removal	403	0.83%	1,404	0.85%
Toilet facilities	249	0.51%	729	0.44%
Supplies	1,278	2.64%	3,296	2.00%
Fish planting	9,640	19.90%	28,920	17.54%
Insurance	760	1.57%	7,603	4.61%
Lake testing	2,535	5.23%	9,555	5.79%
Repairs and maintenance	223	0.46%	1,213	0.74%
Advertising	-	0.00%	-	0.00%
Other lake expenses	-	0.00%	100	0.06%
Outside services/contractors	-	0.00%	4,350	2.64%
Office supplies	95	0.20%	733	0.44%
Regulatory permits and fees	-	0.00%	2,836	1.72%
Accounting	-	0.00%	2,175	1.32%
Uniforms	-	0.00%	818	0.50%
Postage	-	0.00%	59	0.04%
Payroll taxes	2,037	4.21%	6,838	4.15%
Telephone	434	0.90%	1,925	1.17%
Utilities	755	1.56%	2,011	1.22%
Other admin expense	-	0.00%	105	0.06%
Depreciation expense	245	0.51%	2,447	1.48%
Payroll Expense		0.00%	-	0.00%
Total operating expenses	19,438	40.13%	79,015	47.92%
Operating income (loss)	13,205	27.26%	28,637	17.37%

See Independent Accountants' Disclaimer Report



GVL RECREATION, INC.

## EXHIBIT B

## STATEMENT OF INCOME (Continued)

For the One Month and Ten Months Ended July 31, 2021

	One Month Ended July 31, 2021	%	Ten Months Ended July 31, 2021	%
Other Income:				
Interest income	3	0.01%	25	0.02%
Total Other Income	3	0.01%	25	0.02%
 Income (Loss) Before Income Taxes	 13,208	 27.27%	 28,662	 17.38%
 Provision for income tax:				
State franchise tax	-	0.00%	800	0.49%
Total Provision for Income Tax	-	0.00%	800	0.49%
 Net Income (Loss)	 \$ 13,208	 27.27%	 \$ 27,862	 16.90%

See Independent Accountants' Disclaimer Report

**GREEN VALLEY MUTUAL WATER COMPANY**  
**FINANCIAL STATEMENTS**  
**WITH**  
**INDEPENDENT ACCOUNTANTS' DISCLAIMER REPORT**  
**AUGUST 31, 2021**

# Green Valley Lake Mutual Water Company

## Balance Sheet

August 31, 2021

### Assets

#### Current Assets

First Foundation Bk - checking	\$ 11,568
First Foundation Bank (FMB)	10,000
First Foundation Bank Mkt(FMB)	117,894
Citizens Business Bank MM	227,277
Citizens Business Bank CDARS	1,240,000
California Bank MM	235,141
Cash on hand	300
Bank of America -checking	12,996
Bank of America -CD	101,644
Accounts receivable	42,125
Inventory	25,013
Prepaid franchise tax	439
Prepaid insurance	27,304

#### Total Current Assets

2,051,701

#### Property and Equipment

Land	19,124
Wells	202,352
Pump structures	94,633
Pump equipment	38,257
Water tanks	1,089,450
Water mains & system	4,237,998
Structures & improvements	531,975
Office equipment & furniture	97,055
Transportation equipment	153,887
Tools & equipment	91,732
Communications equipment	2,243
Land improvements	204,822
Work in progress	27,735
Accumulated depreciation	(2,559,719)

#### Total Property and Equipment

4,231,544

#### Other Assets

Non current accounts receivable	96,294
Investment in GVL Rec., Inc.	28,544
Bank of America-lateral bond	1,049

#### Total Other Assets

125,887

#### Total Assets

\$ 6,409,132

**Green Valley Lake Mutual Water Company**

**Balance Sheet**

**August 31, 2021**

**Liabilities and Stockholders' Equity**

**Current Liabilities**

Accounts payable - trade	\$ 4,217
Payroll taxes payable	61
Accrued vacation and sick pay	10,829
	<hr/>

<b>Total Current Liabilities</b>	<hr/> 15,107 <hr/>
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<b>Total Liabilities</b>	<hr/> 15,107 <hr/>
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**Stockholders' Equity**

Paid In Capital	
Stock issued	14,173
Additional paid in capital	19,036
	<hr/>

<b>Total Paid in Capital</b>	<hr/> 33,209 <hr/>
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**Appropriated Retained Earnings**

Operations reserve	150,000
Capital asset contingency	680,000
Surface storage/tran reserve	330,000
	<hr/>

<b>Total Appropriated Retained Earnings</b>	<hr/> 1,160,000 <hr/>
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**Unappropriated Retained Earning**

Retained earnings beginning	4,920,593
Net income (loss)	280,223
	<hr/>

<b>Total Unappropriated Retained Earnings</b>	<hr/> 5,200,816 <hr/>
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<b>Total Stockholders' Equity</b>	<hr/> 6,394,025 <hr/>
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<b>Total Liabilities and Stockholders' Equity</b>	<hr/> \$ 6,409,132 <hr/>
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**Green Valley Lake Mutual Water Company**  
**Comparative Statement of Income with Budget**  
**For the One Month and Eight Months Ended August 31, 2021**

	Current Month Actual	Current Month Budget	Variance	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
<b>Operating Income</b>							
<b>Water Sales</b>							
Standby/connection fees	\$ -	\$ -	\$ -	\$ 250,835	\$ 251,063	\$ (228)	\$ 502,125
Water usage	231	-	231	47,872	37,000	10,872	74,000
Contract water	-	-	-	4,500	4,500	-	4,500
<b>Total Water Sales</b>	231	-	231	303,207	292,563	10,644	580,625
<b>Water Services</b>							
Turn on/off fees	-	333	(333)	1,570	2,664	(1,094)	4,000
Late fees	2,375	667	1,708	7,100	5,332	1,768	8,000
<b>Total Water Services</b>	2,375	1,000	1,375	8,670	7,996	674	12,000
<b>Miscellaneous Fees</b>							
New installation fees	-	-	-	3,500	-	3,500	-
Stock transfer fees	5,900	4,167	1,733	40,650	33,332	7,318	50,000
<b>Total Miscellaneous Fees</b>	5,900	4,167	1,733	44,150	33,332	10,818	50,000
<b>Interest Income</b>							
CA Bank Money Mkt int inc	4	21	(17)	19	166	(147)	250
Community Bank int inc	12	96	(84)	549	766	(217)	1,150
FMB/First Foundation Bank Int	8	21	(13)	54	166	(112)	250
Lateral bond int inc	-	1	(1)	31	9	22	13
Bank of America (MM)	3	1	2	272	6	266	8
<b>Total Interest Income</b>	27	140	(113)	925	1,113	(188)	1,671
<b>Total Operating Income</b>	8,533	5,307	3,226	356,952	335,004	21,948	644,296
<b>Other Income</b>							
<b>Assessments</b>							
Assessments - regular	-	-	-	325,600	325,600	-	325,600
Assessments - penalties	-	-	-	1,270	2,200	(930)	2,200
<b>Total Assessments</b>	\$ -	\$ -	\$ -	\$ 326,870	\$ 327,800	\$ (930)	\$ 327,800

**Green Valley Lake Mutual Water Company**  
**Comparative Statement of Income with Budget**  
**For the One Month and Eight Months Ended August 31, 2021**

	Current Month Actual	Current Month Budget	Variance	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
<b>Other Miscellaneous Income</b>							
Verizon cell site rental	\$ 1,335	\$ 1,335	\$ -	\$ 10,683	\$ 10,685	\$ (2)	\$ 16,025
Clubhouse rental income	100	42	58	100	332	(232)	500
Miscellaneous income	(261)	83	(344)	431	668	(237)	1,000
<b>Total Other Miscellaneous Income</b>	1,174	1,460	(286)	11,214	11,685	(471)	17,525
<b>Total Other Income</b>	1,174	1,460	(286)	338,084	339,485	(1,401)	345,325
<b>Total Income</b>	9,707	6,767	2,940	695,036	674,489	20,547	989,621
<b>Cost of Operations</b>							
<b>Source of Supply</b>							
Maintain structure/wells	-	8	(8)	-	68	(68)	100
Purchased water	-	-	-	6,465	1,682	4,783	5,044
<b>Total Source of Supply</b>	-	8	(8)	6,465	1,750	4,715	5,144
<b>Pumping</b>							
Repair pump equip, etc.	-	13	(13)	-	98	(98)	150
Repair pump station	-	13	(13)	-	98	(98)	150
Fuel/power/purchased	1,441	917	524	8,215	7,332	883	11,000
<b>Total Cost of Pumping</b>	1,441	943	498	8,215	7,528	687	11,300
<b>Transmission and Distribution</b>							
Street repair	-	25	(25)	-	200	(200)	300
Trans/Distr Mains	214	25	189	731	200	531	300
Reservoir/tanks	-	8	(8)	-	68	(68)	100
Service line maintenance	64	8	56	64	68	(4)	100
Meter maint/replacement	-	8	(8)	-	68	(68)	100
<b>Total Transmission and Distribution</b>	278	74	204	795	604	191	900
<b>Total Cost of Operations</b>	1,719	1,025	694	15,475	9,882	5,593	17,344
<b>Gross Profit</b>	\$ 7,988	\$ 5,742	\$ 2,246	\$ 679,561	\$ 664,607	\$ 14,954	\$ 972,277

**Green Valley Lake Mutual Water Company**  
**Comparative Statement of Income with Budget**  
**For the One Month and Eight Months Ended August 31, 2021**

	Current Month Actual	Current Month Budget	Variance	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
<b>Administrative Expenses</b>							
<b>Payroll</b>							
Office/hourly regular	\$ 5,215	\$ 3,930	\$ 1,285	\$ 29,165	\$ 31,441	\$ (2,276)	\$ 47,161
Office/overtime	194	112	82	540	901	(361)	1,349
Office/vacation	180	283	(103)	1,938	2,271	(333)	3,403
Field Management/Ops	13,403	9,545	3,858	75,434	71,415	4,019	115,000
Field hourly	7,408	6,732	676	47,224	50,374	(3,150)	81,115
Field/overtime	-	733	(733)	189	5,482	(5,293)	8,829
Field/vacation	1,918	469	1,449	5,013	3,449	1,564	5,647
Field/standby	939	321	618	1,873	2,393	(520)	3,858
Capitalized labor	126	(2,688)	2,814	441	(21,498)	21,939	(32,250)
<b>Total Payroll</b>	<b>29,383</b>	<b>19,437</b>	<b>9,946</b>	<b>161,817</b>	<b>146,228</b>	<b>15,589</b>	<b>234,112</b>
<b>Office Operations</b>							
Office supplies/services	34	502	(468)	3,798	5,992	(2,194)	8,000
Postage	2,271	135	2,136	5,820	4,960	860	5,500
Heating/office	19	43	(24)	391	348	43	520
Heating/shop	21	-	21	1,059	1,100	(41)	1,550
Gasoline/license	1,248	667	581	4,408	5,332	(924)	8,000
Refuse removal	-	27	(27)	232	222	10	330
Miscellaneous expense	128	208	(80)	356	1,668	(1,312)	2,500
Training	240	50	190	240	400	(160)	600
Small tools	287	83	204	359	668	(309)	1,000
Telephone	100	104	(4)	800	834	(34)	1,250
Bank charges	49	63	(14)	388	498	(110)	750
Computer maint/service	1,386	283	1,103	3,139	2,264	875	3,400
<b>Total Office Operations</b>	<b>5,783</b>	<b>2,165</b>	<b>3,618</b>	<b>20,990</b>	<b>24,286</b>	<b>(3,296)</b>	<b>33,400</b>
<b>Outside Services</b>							
Accounting	580	400	180	7,650	6,900	750	8,500
Lab tests/water	79	1,000	(921)	873	8,000	(7,127)	12,000
Legal	-	833	(833)	1,293	6,664	(5,371)	10,000
<b>Total Outside Services</b>	<b>\$ 659</b>	<b>\$ 2,233</b>	<b>\$ (1,574)</b>	<b>\$ 9,816</b>	<b>\$ 21,564</b>	<b>\$ (11,748)</b>	<b>\$ 30,500</b>

**Green Valley Lake Mutual Water Company**  
**Comparative Statement of Income with Budget**  
**For the One Month and Eight Months Ended August 31, 2021**

	Current Month Actual	Current Month Budget	Variance	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
<b>Other General Expenses</b>							
Board meeting expense	\$ 1,286	\$ 500	\$ 786	\$ 4,776	\$ 4,000	\$ 776	\$ 6,000
Liability insurance	2,056	2,158	(102)	5,997	17,268	(11,271)	25,900
Employee insurance	3,095	3,050	45	23,883	24,400	(517)	36,600
Workers comp insurance	1,729	875	854	8,306	7,000	1,306	10,500
Payroll taxes	2,275	1,776	499	13,679	14,205	(526)	21,309
Retirement plan	881	637	244	4,266	5,100	(834)	7,648
Building/structure maintenance	-	42	(42)	-	336	(336)	500
Vehicle & equip maintenance	46	417	(371)	1,871	3,332	(1,461)	5,000
Communication service	574	467	107	4,082	3,732	350	5,600
Depreciation	14,204	15,026	(822)	112,791	120,208	(7,417)	180,312
<b>Total Other General Expenses</b>	<b>26,146</b>	<b>24,948</b>	<b>1,198</b>	<b>179,651</b>	<b>199,581</b>	<b>(19,930)</b>	<b>299,369</b>
<b>Permits, Taxes and Fees</b>							
CUWA Permit	-	40	(40)	-	320	(320)	480
CA Dept of Health Service	-	42	(42)	-	332	(332)	500
USDA Forestry permit	-	-	-	-	-	-	1,800
CA Dept of Water Resource	-	-	-	18,932	18,700	232	22,000
ACWA	-	-	-	1,066	1,008	58	1,200
Taxes lake/clubhouse	-	-	-	-	2,000	(2,000)	4,000
Taxes other property	-	-	-	100	1,250	(1,150)	2,500
Franchise Tax Board	-	-	-	491	1,800	(1,309)	1,800
Co Franchise Authority	-	-	-	3,545	3,400	145	3,400
Corporate filing fee	-	-	-	25	25	-	25
<b>Total Permits, Taxes and Fees</b>	<b>-</b>	<b>82</b>	<b>(82)</b>	<b>24,159</b>	<b>28,835</b>	<b>(4,676)</b>	<b>37,705</b>
<b>Other Expenses</b>							
Clubhouse maintenance	182	21	161	244	166	78	250
Supplies	-	83	(83)	-	668	(668)	1,000
Utilities	123	333	(210)	2,148	2,668	(520)	4,000
<b>Other Expenses</b>	<b>305</b>	<b>437</b>	<b>(132)</b>	<b>2,392</b>	<b>3,502</b>	<b>(1,110)</b>	<b>5,250</b>
<b>Other Miscellaneous Expenses</b>							
Dam/check dam/flood channel	-	-	-	475	200	275	200
Clubhouse, office, grounds	-	21	(21)	38	166	(128)	250
Other expense	-	8	(8)	-	68	(68)	100
<b>Total Other Miscellaneous Expenses</b>	<b>-</b>	<b>29</b>	<b>(29)</b>	<b>513</b>	<b>434</b>	<b>79</b>	<b>550</b>
<b>Total Other Expenses</b>	<b>305</b>	<b>466</b>	<b>(161)</b>	<b>2,905</b>	<b>3,936</b>	<b>(1,031)</b>	<b>5,800</b>
<b>Total Expenses</b>	<b>62,276</b>	<b>49,331</b>	<b>12,945</b>	<b>399,338</b>	<b>424,430</b>	<b>(25,092)</b>	<b>640,886</b>
<b>Net Income (Loss)</b>	<b>\$ (54,288)</b>	<b>\$ (43,589)</b>	<b>\$ (10,699)</b>	<b>\$ 280,223</b>	<b>\$ 240,177</b>	<b>\$ 40,046</b>	<b>\$ 331,391</b>

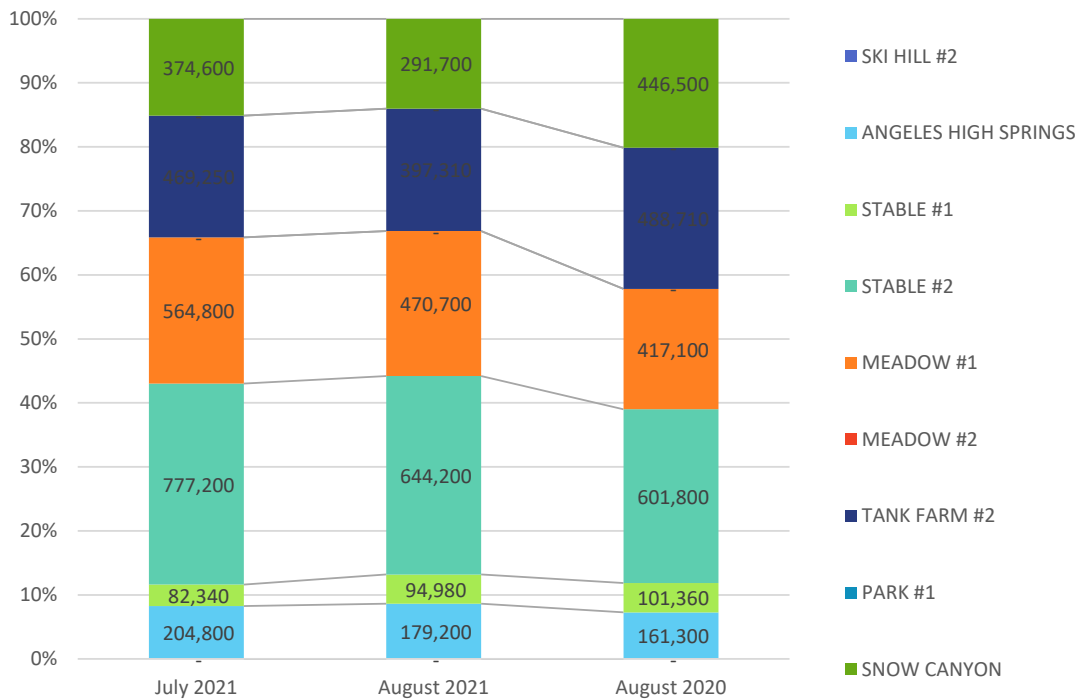


# PRODUCTION REPORT

August 2021

	July 2021	August 2021	August 2020
SKI HILL #2	-	-	-
ANGELES HIGH SPRINGS	204,800	179,200	161,300
STABLE #1	82,340	94,980	101,360
STABLE #2	777,200	644,200	601,800
MEADOW #1	564,800	470,700	417,100
MEADOW #2	-	-	-
TANK FARM #2	469,250	397,310	488,710
PARK #1	-	-	-
SNOW CANYON	374,600	291,700	446,500
<b>TOTAL PRODUCTION</b>	<b>2,472,990</b>	<b>2,078,090</b>	<b>2,216,770</b>
CLAWA (purchased water)			
<b>GRAND TOTAL</b>	<b>2,472,990</b>	<b>2,078,090</b>	<b>2,216,770</b>
PERIOD COVERED	33	27	28
AVE. DAILY PRODUCTION	74939.09	76966.30	79170.36
AVE. DAILY PRODUCTION (in gpm)	52.04	53.45	54.98

PRODUCTION CHART



From: [REDACTED]  
Subject: Fwd: Club house  
Date: Aug 30, 2021 at 8:18:54 AM  
To: [REDACTED]

---

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]  
Date: August 30, 2021 at 8:15:43 AM PDT  
To: [REDACTED]  
Subject: Club house

Dear Water Co Board Members:

My daughter, [REDACTED] would like to reserve the club house for her wedding reception. She is one of our Gvl kids ( some of you may know her) and It would mean much to her to celebrate this special occasion in the community she loves.

The date is tentatively going to be in April or May 2022.

It has been brought to my attention that the stove/oven is presently not available for use.

We are happy to rent the facility but we would want to be able to use the kitchen with all appliances (stovetop, oven and refrigerator ) to be available and in working condition. We would love to move forward with the wedding plans so ,

Please can you put this request on the agenda for the next board meeting!!

Sincerely

[REDACTED]  
Sent from my iPhone

# Green Valley Mutual Water Customer Survey

Shareholders, please take a minute to answer a few questions about your water service in Green Valley Lake.

A BIG thank you for participating!

Did you know that the Green Valley Mutual Water Company (GVMWC) is a non-profit company regulated by the CA Department of Corporations and may only spend money on water service and delivery? It is governed by a Board of Directors elected by you, the Shareholders.

 **emily.magnolia@gmail.com** (not shared) [Switch account](#)



\* Required

1. Overall, I am satisfied with the quality of water and service provided by the GVMWC. \*

	1	2	3	4	5	
Strongly Disagree	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Strongly Agree

2. The GVMWC Board of Directors values shareholder feedback and participation. How likely are you to attend a Board meeting if you have questions or concerns for the Board? \*

☐ Highly Unlikely



- ☐ Unlikely
- ☐ Likely
- ☐ Highly Likely

3. I would like to know who is on the GVMWC Board of Directors. \*

- ☐ Yes
- ☐ No
- ☐ I already know some of them.
- ☐ I already know all of them.

4. I am satisfied with the cost of water in GVL. \*

	1	2	3	4	5	
Strongly Disagree	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Strongly Agree

5. Overall, I am satisfied with the billing and payment process. \*

	1	2	3	4	5	
Strongly Disagree	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Strongly Agree

6. I am informed of planned service interruptions. \*

	1	2	3	4	5	
Strongly Disagree	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Strongly Agree



7. I am confident that the water company is keeping up with infrastructure repair and upkeep on an ongoing basis to maintain our water delivery system. \*

	1	2	3	4	5	
Strongly Disagree	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Strongly Agree

8. I trust that the water company delivers safe drinking water and will inform me of any unsafe test results. \*

	1	2	3	4	5	
Strongly Disagree	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Strongly Agree

**Green Valley Recreation (GVR) is a for-profit company that manages the lake, fishing, beach, swimming and event activities around the lake. The GVMWC Board of Directors has oversight of GVR and its Board of Directors.**

Please answer the following related to Green Valley Recreation.



Overall, I am satisfied with the service provided by Green Valley Recreation: \*

	Disagree	Neutral	Agree
Cleanliness of Lake and Shore	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cleanliness of Swim and Beach	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Overall Fish Stocking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Location of Restrooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hours of Operation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Annual Boat launch process	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Comments

Your answer

Submit

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Google Forms



Susan D. Lopez

August 15, 2021

Green Valley Mutual Water Company

Green Valley Lake Recreation Inc.

To All Board Members of both entities:

While I have received a letter from Kathy Benjamin re: my statements at the July 26, 2021 meeting of the GVMWC there seems to be some confusion as to what I am asking. My statements where to both entities.

In mid 2017 starting with the 2017 Sanitary Survey from the State Water Resources Control Board items where brought to light to the GVMWC Board. These issues came to a head in the later part of 2018 and many changes were happening. In November of 2018, I attended an AB 54 class along with the entire Board, staff member and a few possible future Board Members. In January of 2019, I believe, I started coming to the meetings monthly. My prime concern at that time was that job openings were not being advertised anywhere or were the stockholders being made aware of such openings. As the GVMWC is the only entity in Green Valley Lake that I believe offers a good salary, good benefits with medical and retirement, all holidays off or overtime pay/holiday pay, gifts for the holidays, and a fun one of bringing you dog to work, it should be advertised and stockholders made aware of any openings. Much money has been spent in 2019 and 2020 with lawyers to bring current issues with employees retiring, employees starting, policy manuals, bylaws etc. It just escapes me as to why there has been so much resistance to getting in the bylaws and policy manual that all job opening be listed/advertised and shareholders/residents of Green Valley Lake be made aware of. At this point, I would like to state that by not doing this you are not treating all shareholders/residents the same. It doesn't look good in the community and is talked about. As you have heard me say and stand up for the Board for the good and really good in some areas, things that have happened since 2019 to improve the company and be more transparent to the shareholders. I don't think you can say I'm negative to the Board and operations of the company. So, please let's get the job openings in the bylaws and policy manual. I have met some wonderfully talented people in GVL that have qualifications in many areas that would benefit the company. It may or may not change who is hired in the long run. Or, you may be surprised at the talented people you never knew live in GVL.

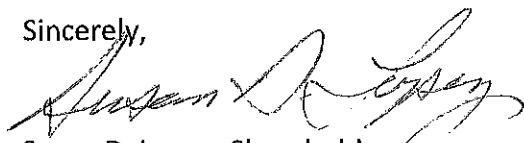
As to the Green Valley Lake Recreation Inc, before this latest part time hire, all jobs for seasonal employment have been advertised. According to your application with equal access according to your employment application. By you not advertising the only part time job, not seasonal

you have not given equal access. I was very surprised by this action as I had been so delighted about your past advertising of jobs and felt the GVMWC should be doing the same. So, I would like to know why not and what made you not advertise the position. The people of GVL should know. We can not come to your Board meetings. It would be nice if the president or board member came to the GVMWC meetings like use to happen in the past during you post season, season and after season close down. So that questions can be asked and answers given.

As to the clubhouse I have stated that I would like to be an adhoc member to changes/committee. I don't think there are many, if any community members that are active now, that have been as involved in changes and part of raising money for the positive happens to the clubhouse and area as myself. I'm not going to list them, but many of you know that as Chair for Lake and Clubhouse I was part of making things happen.

Thank you for the good work that is being done. I turn on my faucets and water flows. Due to the drought conditions the water is not as tasty, but it flows. I'm grateful that the company is so financially stable, as this is not the case with many mutual water companies. Keep up the good work and let's make it even better.

Sincerely,



Susan D. Lopez, Shareholder

Please allow my name to be shown in correspondence as I wish people to know who is writing this. Thank you.