

TO OUR MEMBERS - - - Newsletter 3 October 5, 2005

GRAN MUTUAL WATER COMPANY - Report of the Board

.....

It is two weeks until the special meeting called by the Board. Two newsletters have been sent to the owners of Gran Mutual Water Company about the water situation. Copies are available. This is the Board's third attempt to let owners know about the large funding requirements, which will be discussed at this meeting.

Membership meeting is scheduled:

Weds. October 19, 2005 – 6:00 p.m. - Conference Room

Matson and Isom

3013 Ceres Ave.

Chico, CA

Special Meeting for all membership concerning planned improvements to upgrade and secure the water supply.

The Clean Water Act and its amendment require certain standards of availability and sanitation. Laws about security and emergency response also govern water systems. Fire safety requires a good hydrant system. Money is needed in a reserve fund, as required by California Corporation Code on Mutual Water Companies. To bring our aging water system up to modern standards will require at least \$1,000,000.

Third Newsletter Page 2

The Board has worked for more than a year on a plan. Some bids have been received and several sources of advice have been considered. The plan is to have two power generators in case of a power blackout. It includes the drilling of a second well for a secondary supply. The plan includes improvements at the existing well and the booster pumps. And, it includes the replacement of one tank with a new larger tank.

On the distribution system, larger hydrants will be placed in the older developments. All the users will be required to have meters. Both the well area and the tank area will have landscaping and other improvements. Security lighting and facility buildings are in the plan. The plan includes backflow valves to protect the wells and monitors with alarms to alert the manager of problems.

All of the above will cost between \$700,000 and \$800,000. Add to this the reserve fund requirements. The long term repair, upgrades, and replacements are funded from a reserve. Part of the monthly fees will provide some of this fund. There is no reserve now, so a base amount needs to be collected. If we start with a

minimum reserve of \$300,000, the total money requirement is \$1,000,000 or more.

Borrowing money to pay for this is very expensive. It would increase the cost by adding paperwork, consultant costs, reporting requirements, and interest expense. The Board has been advised to have an assessment of owners instead. So this would mean around **\$10,000 per owner or lot.**

So, please come to the meeting. The Board has made this time available to explain its plan and get owner input about the plan.

If you missed an earlier newsletter, we would be happy to e-mail the file to you. Send a request to:

wcb@pulsarco.com

[north face cyber monday jordan 11 legend blue legend blue 11s michael kors cyber monday black infrared 6s coach cyber monday michael kors cyber monday coach black friday uggs black friday jordan 13 bred bred 13s coach cyber monday coach black friday uggs black friday beats by dre black friday jordan 6 black infrared uggs cyber monday black infrared 6s lululemon black friday beats by dre cyber Monday north face black friday uggs black friday jordan 6 black infrared black infrared 6s black infrared 6s black infrared 6s jordan 6 black infrared grey toe 13s north face black friday jordan 13 grey toe michael kors black friday legend blue 11s north face cyber monday jordan 11 legend blue black infrared 6s black infrared 6s michael kors black friday jordan 11 legend blue beats by dre cyber monday coach cyber monday louis vuitton outlet jordan 11 legend blue michael kors cyber monday louis vuitton outlet jordan 11 legend blue coach cyber monday uggs cyber monday jordan 6 black infrared jordan 6 black infrared jordan 13 bred beats by dre black friday jordan 6 black infrared beats by dre cyber monday jordan 13 black infrared 23 north face black friday black infrared 6s jordan 13 barons jordan 13 bred michael kors cyber monday jordan 6 black infrared uggs cyber monday beats by dre cyber monday jordan 13 grey toe black](#)

[infrared 6s](#) [uggs cyber monday](#) [north face black friday](#) [uggs cyber monday](#) [michael kors outlet online](#)
[north face black friday](#) [jordan 6 black infrared](#) [jordan 6 black infrared](#) [north face cyber monday](#) [coach](#)
[black friday](#) [north face cyber monday](#) [michael kors cyber monday](#) [uggs cyber monday](#) [legend blue 11s](#)
[uggs cyber monday](#) [north face cyber monday](#) [beats by dre cyber monday](#) [legend blue 11s](#) [jordan 13 grey](#)
[toe](#) [coach cyber monday](#) [north face black friday](#) [louis vuitton outlet](#) [black infrared 6s](#) [louis vuitton outlet](#)
[uggs black friday](#) [jordan 13 barons](#) [lululemon black friday](#) [jordan 6 black infrared](#) [beats by dre black friday](#)
[uggs black friday](#) [black infrared 6s](#) [jordan 6 black infrared](#) [north face black friday](#) [jordan 6 black infrared](#)
[lululemon black friday](#) [jordan 13 grey toe](#) [north face cyber monday](#) [coach cyber monday](#) [michael kors](#)
[black friday](#) [michael kors black friday](#) [michael kors black friday](#) [uggs black friday](#) [legend blue 11s](#) [black](#)
[infrared 6s](#) [lululemon black Friday](#) [jordan 13 black infrared 23](#) [black infrared 6s](#) [black infrared 6s](#) [coach](#)
[black friday](#) [michael kors black friday](#) [uggs cyber monday](#) [coach black friday](#) [jordan 13 barons](#) [legend blue](#)
[11s](#) [beats by dre black friday](#) [coach cyber monday](#) [coach black friday](#)