

# **The Minutes of the regular monthly Board Meeting of the L.A. Water Cooperative held July 23, 2026, at the Gaston Fire Hall.**

**Board Members Present:** Linda Fountain, Dave McAdams, Stephen Claire, Ted Leach, and Joe Kuran.

**Board Members absent:** Joel Mulkey, Mike Grivas, Terry Wymore and Amber Morgan

**Staff Present:** Jason Bayne and Toni Hodgkins

**The meeting of the L.A. Water Cooperative was called to order at 6:00 PM by Linda Fountain.**

## **Guest Present:**

**Chuck Wagner (Cooperative Member):** Expressed concerns regarding the backflow program and suggested looking into hose-end backflow devices (available at Home Depot for under \$20). Additionally, Mr. Wagner suggested the Cooperative contact PGE regarding pump station updates to handle de-energizing needs, ensuring hydrants become functional for fire protection during wildfires.

**Jewel Isiah Melendez & Angela Jackson (Laurelwood Historical Restoration Preservation Project):** Introduced themselves to the Board of Directors and shared the history of the Laurelwood Academy and LA Water. They stated they are paying tenants of the Academy; they inquired about the property's current water supplier. Business Manager Toni Hodgkins clarified that while the property owners hold a water certificate, they only pay the monthly base fee and do not currently use Cooperative services. The Academy's water is most likely sourced from its own private water supply.

## **Regular Business**

1. Secretary's report: The minutes of the April 2026 Board meeting were presented in writing.  
**Motion to approve by Dave McAdams with the correction of the spelling of poor under VOIP upgrades. Seconded by Ted Leach, voted and passed.**
2. Treasurer's report  
**Motion to approve by Ted Leach. Seconded by Stephen Claire, voted and passed.**
3. Business Manger report  
**Motion to approve by Dave McAdams. Seconded by Ted Leach, voted and passed.**  
Toni Hodgkins to follow up Schroeder Law with advice for the request made by legal counsel representing Sigmund Holdings LLC/Tess Properties LLC regarding our current supply of our policy book and Water System Improvement Project Procedure.
4. Operations Manager report  
**Motion to approve by Ted Leach. Seconded by Dave McAdams, voted and passed.**

## **Old Business**

1. Toni Hodgkins to schedule a meeting for the Subcommittee for the Cross-Connection Program to be held the first weeks of August 2026.
2. Service Disconnection RVS 966

**Dave McAdams moved to clarify and ratify the Board's decision from the May 28, 2026, meeting accepting Robert Garrett's written request dated May 27, 2026, to cancel service with the company. Effective immediately, water service to the property located at 13310 SW 390th Place is discontinued, the Operations Team is directed and authorized to cap the service at the meter, and Water Certificate No. 1850 held by Robert Garrett is terminated. Seconded by Ted Leach, voted and passed**

3. Toni Hodgkins to follow up with Amber Morgan about the availability of her bus for the Board Tour and request feedback for availability from the Board members for predetermined dates provided by herself and Jason Bayne.

4. Guterman Leak Detection

**Motion by Dave McAdams approving the purchase of the Aquascope 550 C amplifier ground microphone for \$6,772.50 from Guterman, with a request for an additional 30-day trial period of the Zonecan AI correlating leak loggers. Seconded by Ted Leach, voted and passed.**

5. Wilson Easement Dispute

The Board has decided to create a subcommittee of Board Members and Jason Bayne to review the drafted settlement provided by Schroeder Law.

**Dave McAdams moved to grant a Board subcommittee of Mike Grivas and Dave McAdams and others full authority to review and update the settlement draft as needed, and to present their final determinations to the Board at the August 2026 meeting. The motion was seconded by Stephen Claire, voted, and passed. Toni Hodgkins to send an invite to Joel Mulkey, Amber Morgan, and Terry Wymore to see if any of the members missing the meeting would like to join the subcommittee.**

6. Water Loss

## **New Business**

1. Backflow for new installation has been deferred to the backflow subcommittee to review and provide feedback at the August 2026 Meeting.
2. Certificate 2245: Pacific Lifestyle homes

**Motion by Dave McAdams to approve the purchased certificate 2245 for Whitmore Road Lot 804, Hillsboro and collections of all fees associated with the purchase by Pacific Lifestyle Homes Inc, on May 18, 2026. Seconded by Ted Leach, voted and passed.**

3. New Water Service Request 39323 SW Gibson Road

**Motion by Dave McAdams to approve the New Water Service request for 39323 SW Gibson Road, Gaston, and collections of all fees associated with the purchase by Mathew Campbell. Seconded by Joe Kuran, voted and passed.**

4. April 23, 2026 Updated Minutes

**Dave McAdams moved to amend the April 23, 2026, meeting minutes to record a motion that was omitted from the original record: 'Joel Mulkey moved to approve an increase of the monthly base fee from \$50 to \$60, along with a 3% usage increase across all rates and usage minimums. Seconded by Linda Fountain, voted on, and**

**passed.' The motion to amend the April minutes was seconded by Ted Leach, voted, and passed**

**5. Leak Credits**

**Motion by Ted Leach to approve a \$1,236.74 leak credit for RVS 952, seconded by Dave McAdams, voted and passed**

**6. Treasurer Proposal**

**Dave McAdams proposed to invest \$100,000 of funds in the Cetera Flex Insured account into a CD/TP coming due in December 2026. Motion to approve by Ted Leach, seconded by Stephen Claire, voted and passed.**

Mike Grivas requested to move the Monthly Board Meetings to the last Thursday of the month, from the current 4<sup>th</sup> Thursday of every month to help ensure all financials are ready. Toni Hodgkins has requested confirmation from the Gaston Fire Department that Hall would be available on the last Thursdays of every month and will follow up with the Board via email when she receives a response.

**Motion to adjourn meeting Dave McAdams. Seconded by Stephen Claire voted and passed.  
Meeting adjourned at 8:27PM**

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Antonia Hodgkins  
Business Manager

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Date

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Linda Fountain  
Board of Directors, Secretary

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Date