

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
WHITEHAWK RANCH MUTUAL WATER COMPANY**

Monday, Dec 13, 2010 (rev 01-15-11)

DRAFT

1. Call the meeting to order

A regular meeting of the Board of Directors for the Whitehawk Ranch Mutual Water Company was held in the community center at Whitehawk Ranch on Monday, December 13, 2010 beginning at 11:30 a.m. pursuant to the written Notice of Meetings. Board members Bob Wood, Earl Zeigler, Steve Ursenbach, and Tom Hayes were present. Bill Gilbert had a scheduled absence. Also present were Administrative Assistant, Joleen Cline and Water Company Manager, Tom Vannoy.

2. Roll Call

See attendees noted above.

3. Public Comment

Mo Tarantino asked if it is possible to remove or reduce the burm left in front of driveways during snow removal of the main roads. Tom Vannoy reported Phil Charbonnier might be willing to contract with them individually and push the burm away from their home.

4. Approval of the Agenda

The agenda was approved as submitted.

5. Approval of Previous Minutes

After review, upon motion duly made, seconded and unanimously carried, the board approved the minutes of the November 2010 board meeting as submitted.

6. Treasurer's Report & Delinquent Accounts Review

The board reviewed the financial reports for November 2010 which were emailed to all board members previously.

After review, upon motion duly made, seconded and unanimously carried, the board approved the financial reports for November 2010 as submitted.

7. Manager's Report

Tom Vannoy presented his review based on the emailed report distributed to the board members. The stand for the fuel tank has been placed near the treatment plant. The total cost was approximately \$1,100.

Tom reported Buzz McCann will allow the MWC use his trailer to haul the tractor into Reno to have it fitted for the blade.

Tom researched and found a 5' broom for the Kabota tractor would cost \$4,500. Tom would like the board to consider purchasing a used blower instead of a broom.

Tom reported he is going to start working with other suppliers (not Siemens) to purchase the backup parts that were previously approved. He has received no response from Siemens.

8. Old Business

a. Water Rights Update – Pending

Steve Ursenbach distributed a talking points draft memorandum.

Marcia White told Steve she believes a formal agreement was written years ago between the Golf Course and Mohawk Valley Ranch and she believes that agreement stated that the Golf Course would have access to water for irrigation purposes only and that the community had the first right to the water. She would like to give the Golf Course an opportunity to find the documentation.

The board discussed having a meeting with Jim and Nick from Highlands Development to move the water rights discussion forward.

b. Water Company Operating Priorities – Tom V.

Tom distributed his updated report for the board to review.

c. Developments Review – No update

d. Proposed Fire Station Update

The CC&R change passed during the Home Owners Association Board Meeting. When escrow closes, the Mutual Water Company will receive stock fees for the 2 lots the Graeagle Fire Protection District has agreed to purchase.

e. Approval Final Budget and Rates for 2011

Steve Ursenbach reported he received no comments from the public regarding the proposed budget for 2011.

Bob Wood reported the insurance came in with a 9% increase.

After review, upon motion duly made, seconded and unanimously carried, the board approved the 2011 budget as submitted and previously mailed to all stock holders.

9. New Business

a. Phase X – Request for Reversion to one parcel

Steve Ursenbach reported he spoke with David Mooring who is in the process of petitioning the county to reduce the land he owns from 6 lots to 1.

After review, upon motion, duly made and unanimously carried, the board approved a no-objection letter to the land being reduced from 6 to 1 lot.

b. Snow Removal Program Update – Tom

Tom reported November was a big month for heavy snow fall. Tom brought in the seasonal employee for training so that there will be a back up employee trained if another series of storms should hit.

10. Adjournment

The next regular meeting of the Board of directors will be Monday, March 07, 2011 beginning at 11:30 a.m.

After review, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 12:47.