OAKWOOD LAKE WATER DISTRICT

REGULAR MEETING MINUTES OF AUGUST 23, 2022

HELD REMOTELY VIA ZOOM

A Regular Meeting of the Oakwood Lake Water District was held remotely, via Zoom, on Tuesday, August 23, 2022, at 7:00 p.m.

1. CALL TO ORDER; ROLL CALL The meeting was brought to order at 7:00 p.m. by President Gene Oliver. Secretary Knight took roll call, and the following Directors and staff were remotely present:

   Eugene Oliver, President
   Steve Marino, Vice President
   Tim Smith, Director
   Nelson Bahler, Director
   Scott Anderson, Director
   Jean Knight, District Secretary
   Doug Coty, Legal Counsel

   Others Present Were:

   Lynn Wichert, Valley Operators
   Casey Wichert, Valley Operators

   Absent:

   Bert Michalczyk, District Engineer

   a. Reauthorize Remote Teleconference Meetings of the Legislative Bodies of the Oakwood Lake Water District for the Period from August 23, 2022 through September 22, 2022 Pursuant to Government Code section 54953(e) and approve Resolution 2022-12. After review,

      It was moved/seconded (G. Oliver/S. Anderson), roll call by Secretary Knight was responded to as follows: Gene Oliver; Aye; S. Marino; Aye; T. Smith; Aye; Nelson Bahler; Aye, S Anderson; Aye; and unanimously carried by the Board of Directors of the Oakwood Lake Water District to reauthorize the Remote Teleconference Meetings of the Legislative Bodies of the Oakwood Lake Water District for the Period from August 23, 2022 through September 22, 2022 Pursuant to Government Code section 54953(e) and approve Resolution 2022-12.

2. PUBLIC COMMENT

a. Audience members may address the Board on any item pertaining to Oakwood Lake Water District's jurisdiction not appearing on the agenda. Please limit each presentation to five minutes. No members of the public present.
b. Written correspondence received via District email – No written correspondence received.

3. CONSENT ITEMS:

The following items can be acted on in one consolidated motion as recommended or may be removed from Consent and separately considered at the request of any Director.

a. Approve Minutes for Regular Meeting of July 26, 2022
b. Receive Financial Reports for July 2022
c. Receive Capital Projects Status Report for July 2022
d. Receive Fiscal Year Goals Status Report for July 2022
e. Receive Infrastructure Finance and Construction Agreement Status Report for July 2022
f. Receive Time Schedule Order Status Report for July 2022
g. Receive Manteca Wastewater Services Agreement Status Report for July 2022
h. Approve Form of Planning Period Agreement and its Use for Lakeview Shores, Inc. for Payment of District Planning Costs that will be Associated with the Proposed Lakeview Plaza Commercial Development

It was moved/seconded (G. Oliver/S. Marino), roll call by Secretary Knight was responded to as follows: Gene Oliver; Aye; S. Marino; Aye; T. Smith; Aye; Nelson Bahler; Aye, S Anderson; Aye; and unanimously carried by the Board of Directors of the Oakwood Lake Water District that a. The Minutes for Regular Meeting of July 26, 2022, be approved, b. The Financial Reports for July, 2022 were received; c. The Capital Projects Status Report for July 2022 was received; d. The Fiscal Year Goals Status Report for July 2022 was received; e. The Infrastructure Finance and Construction Agreement Status Report for July 2022 was received; f. The Time Schedule Order Status Report for July 2022 was received; g. The Manteca Wastewater Services Agreement Status Report for July 2022 was received; h. The Form of Planning Period Agreement and its Use for Lakeview Shores, Inc. for Payment of District Planning Costs that will be Associated with the Proposed Lakeview Plaza Commercial Development was approved.

3. ACTION ITEMS:

None

5. STAFF REPORTS:

a. Director Reports

Scott Anderson had a question relating to Grover Landscaping. As he understands it, they are still taking care of the landscaping across from their residence on Chiavari. One day his wife was coming home and one of the folks from Grover Landscaping was filling up a 5-gallon spray can from their hose bib. He doesn't care that much personally but it is an issue. It is not known whether Lafferty is still paying Grover for the landscaping work on Chiavari, but the Directors and Counsel Coty said Grover shouldn't be touching any homeowner property. Director Anderson also said he has concerns about plants drying up and the dried-up plants needing to be removed. Counsel Coty stated he would provide this information to the District Engineer.

b. Staff Reports (District Engineer, Legal Counsel)

Engineer Michalczyk was not present.

Attorney Coty reported that all the District Directors completed their paperwork for the 2022 District Trustee Election. Since incumbents all filed and there are no other declared candidates, there will be no election needed for the District this year and there will be appointments in lieu of election for these positions.

At 7:16 p.m., the open session ended with the departure of Lynne and Casey Wichert and Secretary Knight.

6. CLOSED SESSION:

a. Conference with Legal Counsel – Consider Initiation of Litigation – as authorized pursuant to Paragraph 4 of Subdivision (d) of Government Code Section 54956.9: (*1 Potential Case)*

b. Conference with Legal Counsel – Significant Exposure to Litigation – as authorized pursuant to Paragraph 2 of Subdivision (d) of Government Code Section 54956.9: (*1 Potential Case*)

c. Conference with Real Property Negotiator – as authorized pursuant to Government Code Section 54956.8: Property: *Pond 1 Property and Pond 2 Property as defined in Section 19(i)(ii)(1)(A) of the September 11, 2017 Infrastructure Finance and Construction Agreement between Oakwood LT Ventures II and the District (Portions of APN 241-520-010 and APN 241-510-05);* Agency Negotiator: *District Engineer;* Negotiating Party: *California Department of Housing and Community Development;* Under Negotiation: *Price and Terms of Payment*

d. Conference with Real Property Negotiator – as authorized pursuant to Government Code Section 54956.8: Property: *Pond 1 Property and Pond 2*

Property as defined in Section 19(i)(ii)(1)(A) of the September 11, 2017 Infrastructure Finance and Construction Agreement between Oakwood LT Ventures II and the District (Portions of APN 241-520-010 and APN 241-510-05); Agency Negotiator: *District Engineer;* Negotiating Party: *Oakwood LT Ventures II;* Under Negotiation: *Price and Terms of Payment*

e. Conference with Real Property Negotiator – as authorized pursuant to Government Code Section 54956.8: Property: *Portions of APN 241-520-010 and APN 241-520-170;* Agency Negotiator: *District Engineer;* Negotiating Party: *Reclamation District 17;* Under Negotiation: *Price and Terms of Payment*

A closed session was held and the Board returned to Open Session at 7:20 p.m. There was no reportable action.

7. ADJOURN

The meeting was adjourned by President Oliver at 7:21 p.m.

The Agenda for this meeting was posted on a sign board in front of the Oakwood Shores Clubhouse, 1699 Bella Lago Way, Manteca, CA at least 72 hours preceding the meeting.

Respectfully Submitted,

JEAN L. KNIGHT
District Secretary