

New website: AspendellWater.com

ALPINE WATER COMPANY

100 Nutcracker Road, Aspendell CA

ANNUAL SHAREHOLDER'S MEETING:
AUG 31, 2024 – 9:30 AM

ANNUAL MEETING AGENDA

August 31, 2024

Call to Order

Meeting attendees will be invited to introduce themselves. This is a good opportunity for us to greet some of our new neighbors, who have moved in since the last meeting in 2023.

State of the System (Tony Phillips)

Tony will review recent improvements to the system, results of water testing, and a new engineer's report which lists all the things we need to fix. The engineer's report is included in this mailing. Shareholders are encouraged to read at least the first page before the meeting.

Financial Summary (Brian Nix)

Brian will tell us how much money we have in the bank and review the costs of ongoing repairs.

Open Discussion (Phil Moores)

Phil will lead a 30-minute Q&A session with open discussion about the engineer's report and future directions for the Water Company

Election of Officers for 2024-2025

Mail-in ballots will be combined with in-person votes to determine 4 officers for the Alpine Water Company Board of Directors for the next year.

Thank you!!!

Phil Moores – for installing snow stakes on all of our fire hydrants

Jody Veenker – for keeping up with quarterly water testing

George Lozito – for making a map of all home shutoff valves. This will be super-useful in an emergency. It is posted on our web site.

Jerry Billings – for helping gather old water system documents for our new website

Alpine Water Company By-Laws	∨
Old System Maps (1978)	∨
Current System Maps (2023)	∨
System Replacement Proposal	∨
Meeting Minutes	∨
Financial Statements	∨
2023 Engineering Report	∨
2023 Tank Inspection Report	∨
Pump #1 Replacement	∨
Capital Improvement Plan	∨
Sample Proxy Letter	∨
Mutual Aide Agreement	∨
Inyo County Regulations	∨
Well Data Sheet (1979)	∨
Legal Requirements	∨
Invoices	∨
Miscellaneous	∨



A growing number of studies link asbestos fibers in drinking water to cancer

BBC Asbestos in drinking water: What does it mean for human health?

24 January 2024

Share

Katharine Quarmby
Features correspondent



The health effects from swallowing asbestos are unclear. Some groups of people who have been exposed to asbestos fibers in their drinking water have **higher-than-average death rates from cancer of the esophagus, stomach, and intestines.**



Centers for Disease Control and Prevention | CDC (.gov)
<https://wwwn.cdc.gov> > TSP > PHS > PHS

[Asbestos | Public Health Statement | ATSDR - CDC](#)

PubMed®

Advanced

Save

Email

> [Epidemiol Prev.](#) 2016 Nov-Dec;40(6):472-475. doi: 10.19191/EP16.6.P472.129.

[Possible health risks from asbestos in drinking water]

[Article in Italian]

[Agostino Di Ciaula](#) ^{1 2}, [Valerio Gennaro](#) ^{2 3 4}

Affiliations + expand

PMID: 27919155 DOI: [10.19191/EP16.6.P472.129](#)

Abstract

The recent finding of asbestos fibres in drinking water (up to 700.000 fibres/litres) in Tuscany (Central Italy) leads to concerns about health risks in exposed communities. Exposure to asbestos has been linked with cancer at several levels of the gastrointestinal tract, and it has been documented, in an animal model, a direct cytotoxic effect of asbestos fibres on the ileum. It has been recently described a possible link between asbestos and intrahepatic cholangiocarcinoma, and asbestos fibres have been detected in humans in histological samples from colon cancer and in gallbladder bile. Taken together, these findings suggest the possibility of an enterohepatic translocation of asbestos fibres, alternative

This is what asbestos fibers in drinking water look like

12

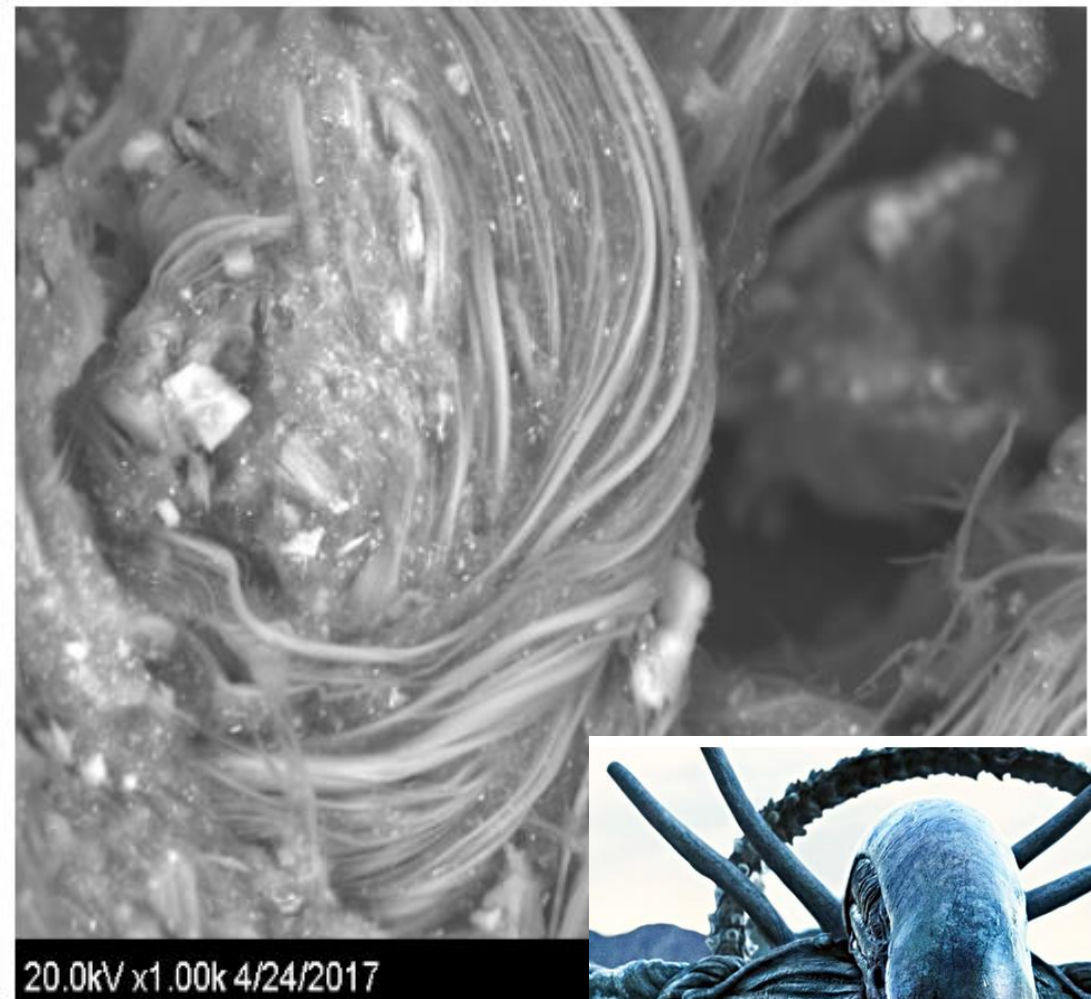
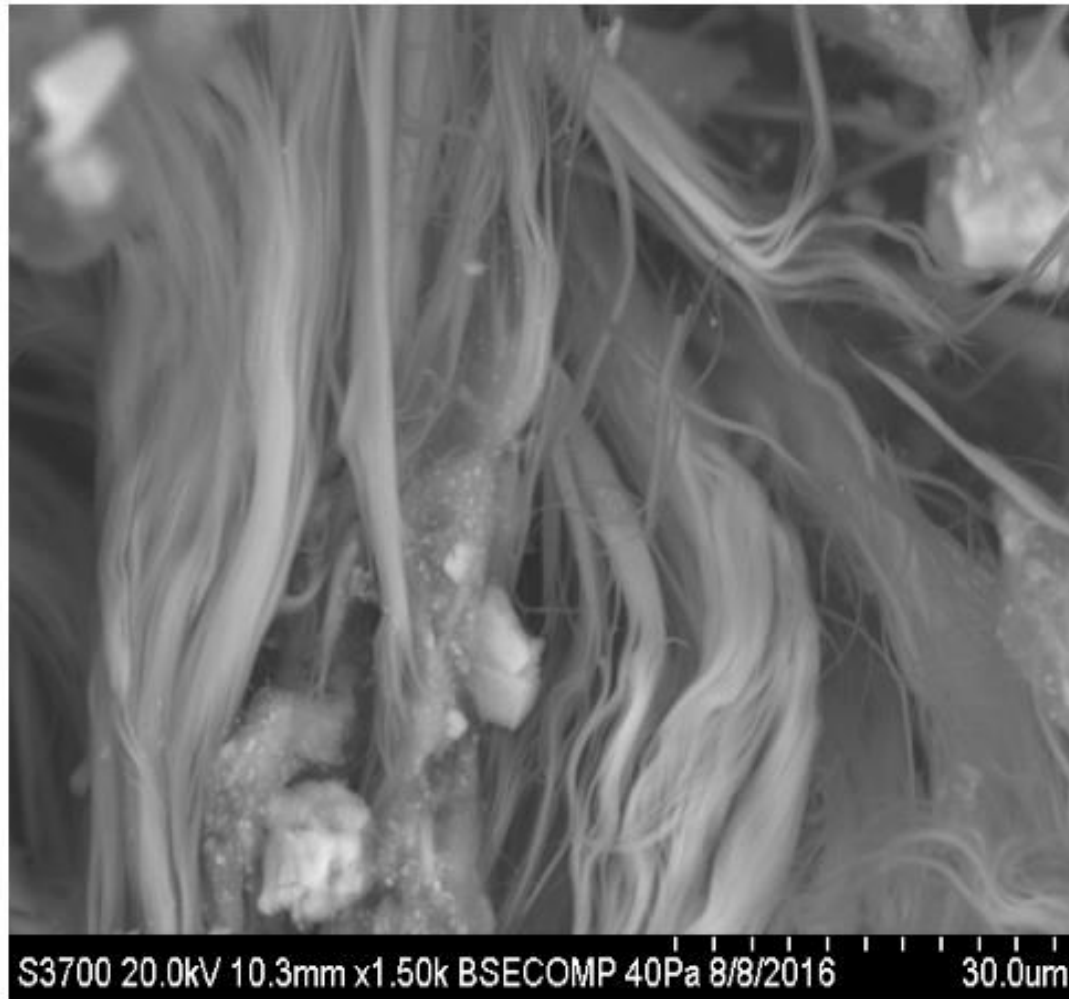


Figure 5- Reference images of asbestos seen on SEM.

We performed an asbestos test. No asbestos fibers were found.

However, note that additional testing is required per CA section 64432.2 (3). The water should be evaluated for the corrosivity of the water in relation to the asbestos-cement pipe, typically an onsite pH test.

[Home](#)

[Emergency Contacts](#)

[Alerts](#)

[Engineering Report](#)

[Repair Log](#)

[System Maps](#)

[Documents](#)

[Water Tests](#)



How old is our water system?

When it was built....

This is what a "phone" looked like



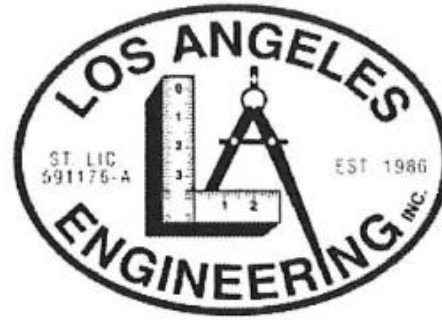
This was the #1 movie in America



Jimmy Carter was president!

Alpine Water System





General Engineering Contractor

California State Contractors License No. 591176

Preliminary Proposal

August 16, 2023

Re: Aspendell Subdivision Water System Replacement Budget Estimate

To Whom it May Concern,

We hereby submit the following budget estimate for construction of the Aspendell Subdivision Water System Replacement located at Aspendell Subdivision outside Bishop, California. This budget estimate is per Tract No. 2 sketch and water system replacement breakdown provided to us.

TOTAL PRICE (Excluding 4" PVC Reservoir Feeder)

\$1,303,448.00

For details, go to our website:

Alpine Water Company By-Laws			\$247.00	\$785,460.00
Old System Maps (1978)			\$5,600.00	\$ 78,400.00
Current System Maps (2023)			\$5,550.00	\$ 5,550.00
System Replacement Proposal			\$7,200.00	\$ 14,400.00
			\$6,700.00	\$ 13,400.00
<u>System Replacement Proposal</u>			\$19,400.00	\$116,400.00
			\$20,550.00	\$ 20,550.00
Meeting Minutes			\$5.30	\$ 52,788.00
Financial Statements			\$1,400.00	\$ 63,000.00
2023 Engineering Report			\$23,500.00	\$ 23,500.00
2023 Tank Inspection Report			\$130,000.00	\$130,000.00
Abandon Existing waterline	1 LS			
Mobilization	1 LS			
Deduct if PVC piping used in lieu of DIP piping				\$ 73,000.00
ADD: 4" PVC Reservoir Feeder	1,000 LF	\$168.00		\$168,000.00

Assumptions: Trenching in excavatable soils, No conflicting boulder obstructions in trench. Minor handling of ACP pipe materials at tie-into existing ACP pipe. Onsite laydown area for materials and equipment storage provided to Contractor. Pipe to bedded with sand and trenches backfilled with onsite native

We decided to pursue a different approach – replacing and repairing the system piece by piece



Tim Rudolph ENGINEERING

438 Chestnut Ave
San Marcos, CA. 92069
760 798-4292
TimRudolph@cox.net

February 3, 2024

Alpine Water Company
100 Nutcracker Road
Bishop, CA 93514

Re: Water System Evaluation

System Evaluation – Purpose is to evaluate the water system & identify problems, improvements or recommendations that will ensure a reliable water system.

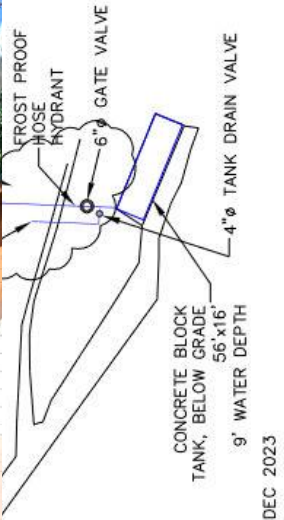
INTRODUCTION

An initial onsite meeting was arranged to meet with Board Members and walk the system to understand the scope of work and the system. The Board indicated they wanted an evaluation their current water system to help identify problems and improvements that would ensure a reliable water system into the future.

SYSTEM DESCRIPTION

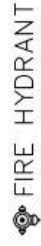
The Alpine Water Company is a small community water system that serves tract 2 of the Aspendell development located in Aspendell, CA. It is serving 32 homes and 14 undeveloped lots. The Inyo County Environmental Health Department is the system regulator. The design is a looped distribution pipe system consisting of two closely-spaced wells with submersible electric well pumps, a tank level and well pump start control system,

- FIRE HYDRANT ISOLATION VALVES
1. VALVE IN PAVEMENT NEAR OTHER SIDE C
 2. VALVE AT EDGE OF PAVEMENT
 3. VALVE 3 FEET IN FRONT OF HYDRANT
 4. VALVE X FEET IN FRONT (UPHILL) OF HY
 5. VALVE AT EDGE OF PAVEMENT
 6. VALVE 2.5' IN FRONT OF HYDRANT
 7. NEED TO FIND (UNDER ROCK)

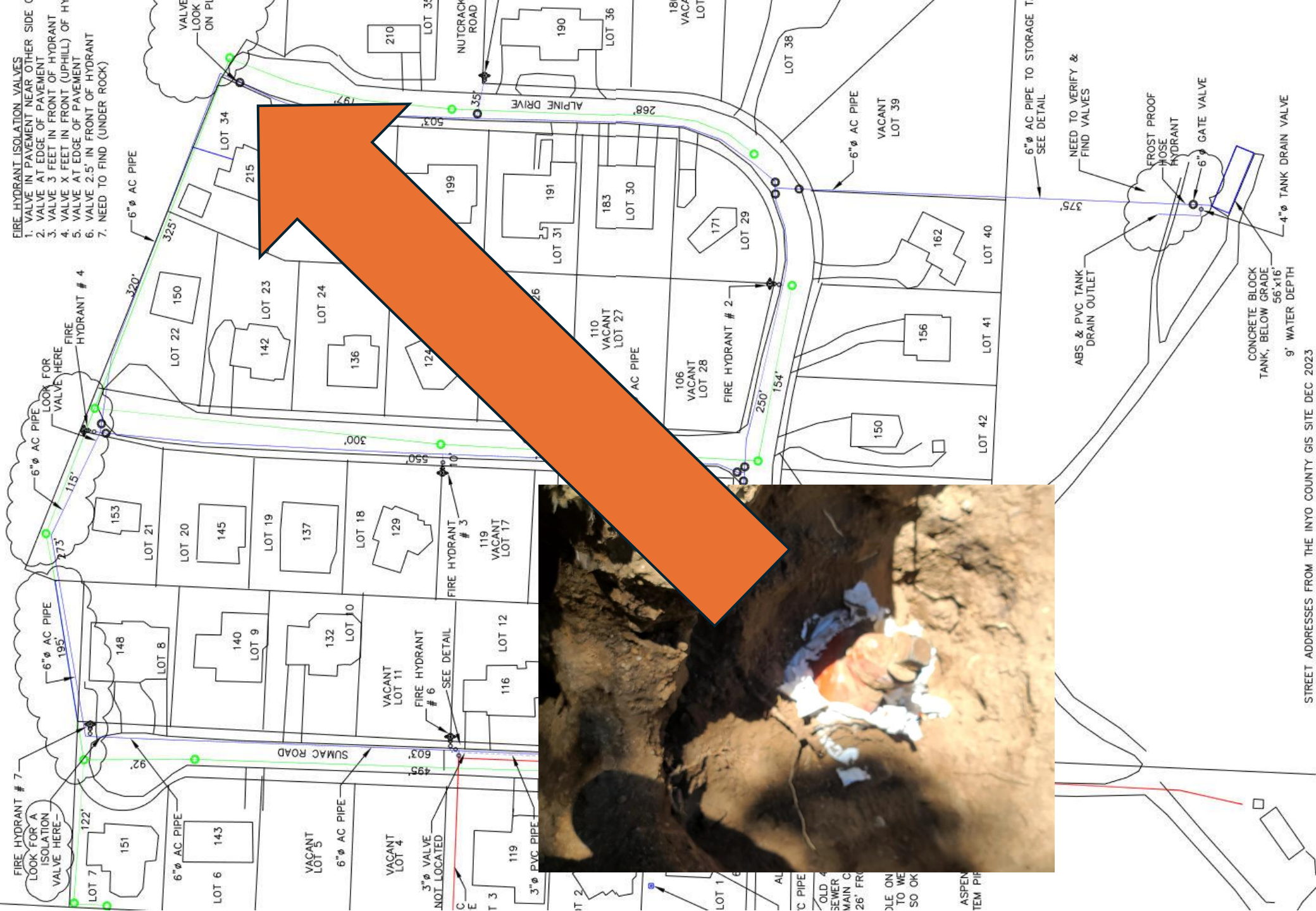


STREET ADDRESSES FROM THE INYO COUNTY GIS SITE DEC 2023

LEGEND




- FIRE HYDRANT ISOLATION VALVES**
1. VALVE IN PAVEMENT NEAR OTHER SIDE
 2. VALVE AT EDGE OF PAVEMENT
 3. VALVE 3 FEET IN FRONT OF HYDRANT
 4. VALVE X FEET IN FRONT (UPHILL) OF HYDRANT
 5. VALVE AT EDGE OF PAVEMENT
 6. VALVE 2.5' IN FRONT OF HYDRANT
 7. NEED TO FIND (UNDER ROCK)



STREET ADDRESSES FROM THE INYO COUNTY GIS SITE DEC 2023

LEGEND

 FIRE HYDRANT

- FIRE HYDRANT ISOLATION VALVES**
1. VALVE IN PAVEMENT NEAR OTHER SIDE
 2. VALVE AT EDGE OF PAVEMENT
 3. VALVE 3 FEET IN FRONT OF HYDRANT
 4. VALVE X FEET IN FRONT (UPHILL) OF HYDRANT
 5. VALVE AT EDGE OF PAVEMENT
 6. VALVE 2.5' IN FRONT OF HYDRANT
 7. NEED TO FIND (UNDER ROCK)



Broken standpipe repaired and protected by a concrete apron

STREET A

FIRE HYDRANT # 7
LOOK FOR A ISOLATION VALVE HERE—

6" AC PIPE
195'

6" AC PIPE
115'

6" AC PIPE
320'

HYDRANT # 4

VALVE LOOK FOR VALVE HERE

FIRE HYDRANT ISOLATION VALVES
1. VALVE IN PAVEMENT NEAR OTHER SIDE
2. VALVE AT EDGE OF PAVEMENT
3. VALVE 3 FEET IN FRONT OF HYDRANT
4. VALVE X FEET IN FRONT (UPHILL) OF
5. VALVE AT EDGE OF PAVEMENT
6. VALVE 2.5' IN FRONT OF HYDRANT
7. NEED TO FIND (UNDER ROCK)



Brand new fire hydrant



STREET ADDRESSES FROM THE INYO COUNTY GIS SITE DEC 2023

LEGEND

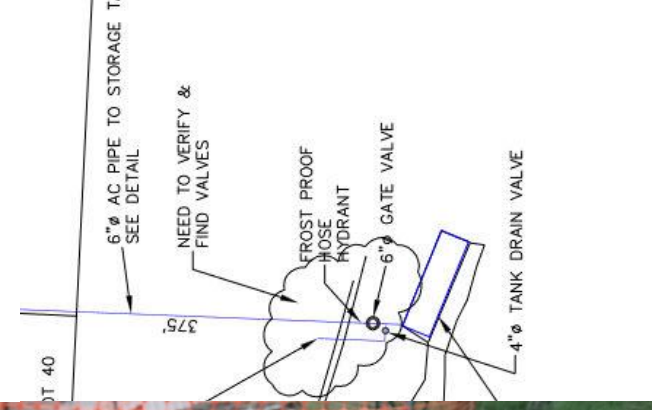
FIRE HYDRANT

- FIRE HYDRANT ISOLATION VALVES**
1. VALVE IN PAVEMENT NEAR OTHER SIDE
 2. VALVE AT EDGE OF PAVEMENT
 3. VALVE 3 FEET IN FRONT OF HYDRANT
 4. VALVE X FEET IN FRONT (UPHILL) OF
 5. VALVE AT EDGE OF PAVEMENT
 6. VALVE 2.5' IN FRONT OF HYDRANT
 7. NEED TO FIND (UNDER ROCK)



Getting a good look at our asbestos pipe at the bottom of Manzanita

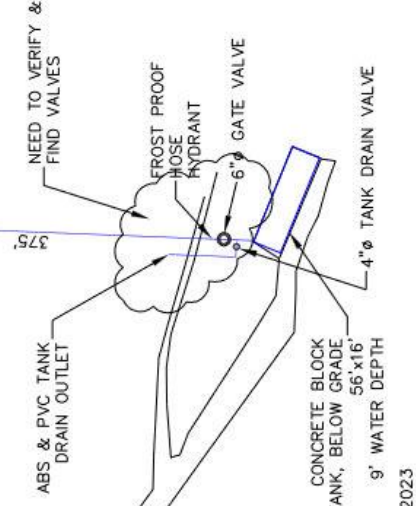
While we were there, we replaced a Main isolation valve and a hydrant isolation valve—both of which were near the end of their design lifetime



- FIRE HYDRANT ISOLATION VALVES**
1. VALVE IN PAVEMENT NEAR OTHER SIDE
 2. VALVE AT EDGE OF PAVEMENT
 3. VALVE 3 FEET IN FRONT OF HYDRANT
 4. VALVE X FEET IN FRONT (UPHILL) OF HYDRANT
 5. VALVE AT EDGE OF PAVEMENT
 6. VALVE 2.5' IN FRONT OF HYDRANT
 7. NEED TO FIND (UNDER ROCK)




Our 50-year-old asbestos pipe looks pretty good (protected by pavement at the bottom of Manzanita)

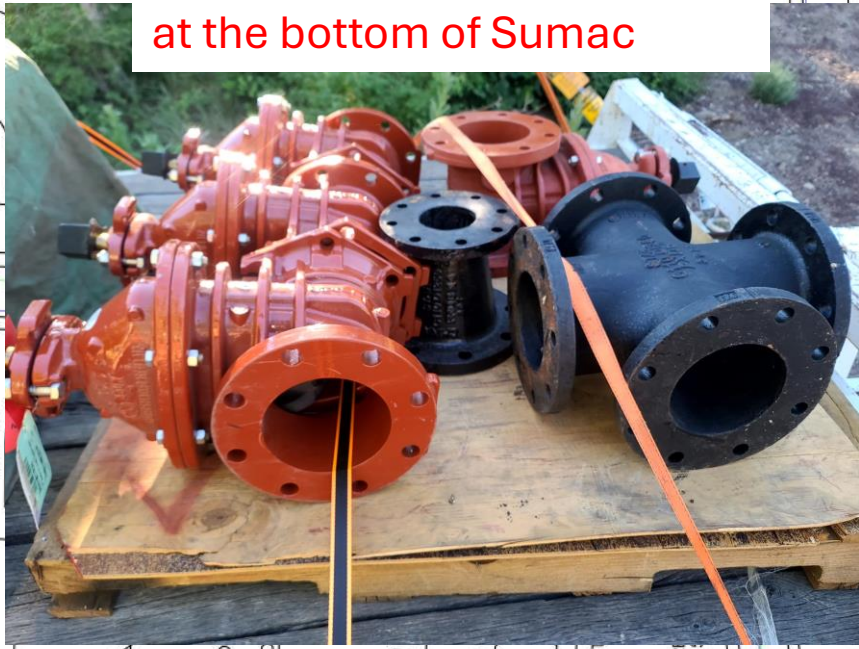
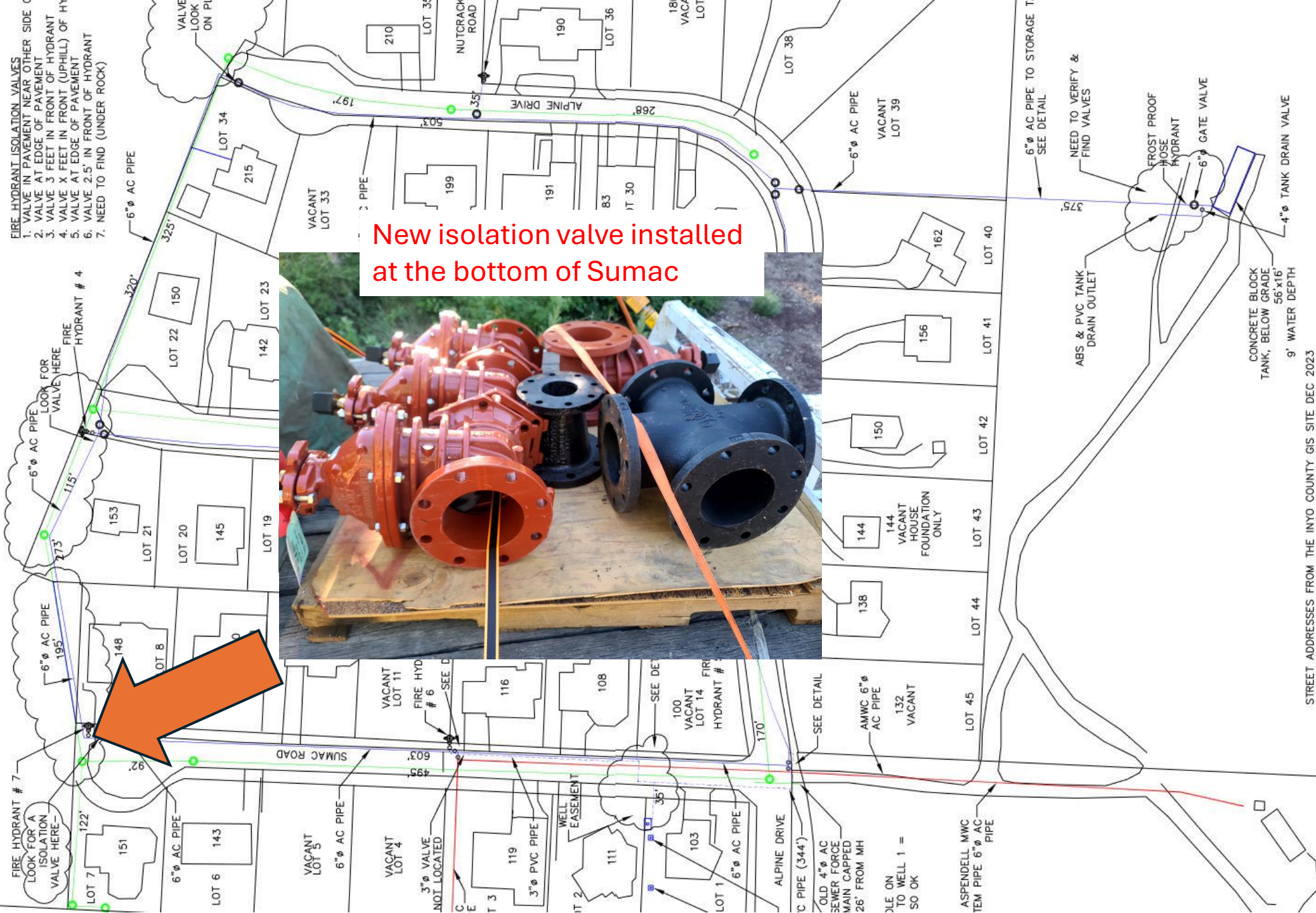


STREET ADDRESSES FROM THE INYO COUNTY GIS SITE DEC 2023

LEGEND

 FIRE HYDRANT

- FIRE HYDRANT ISOLATION VALVES**
1. VALVE IN PAVEMENT NEAR OTHER SIDE
 2. VALVE AT EDGE OF PAVEMENT
 3. VALVE 3 FEET IN FRONT OF HYDRANT
 4. VALVE X FEET IN FRONT (UPHILL) OF HYDRANT
 5. VALVE AT EDGE OF PAVEMENT
 6. VALVE 2.5' IN FRONT OF HYDRANT
 7. NEED TO FIND (UNDER ROCK)



New isolation valve installed at the bottom of Sumac

- FIRE HYDRANT ISOLATION VALVES**
1. VALVE IN PAVEMENT NEAR OTHER SIDE
 2. VALVE AT EDGE OF PAVEMENT
 3. VALVE 3 FEET IN FRONT OF HYDRANT
 4. VALVE X FEET IN FRONT (UPHILL) OF HYDRANT
 5. VALVE AT EDGE OF PAVEMENT
 6. VALVE 2.5' IN FRONT OF HYDRANT
 7. NEED TO FIND (UNDER ROCK)



Cracked hydrant repaired, weep-holes unclogged on Manzanita

CONCRETE BLOCK TANK, BELOW GRADE 56"x16"
9' WATER DEPTH

STREET ADDRESSES FROM THE INYO COUNTY GIS SITE DEC 2023

LEGEND

FIRE HYDRANT

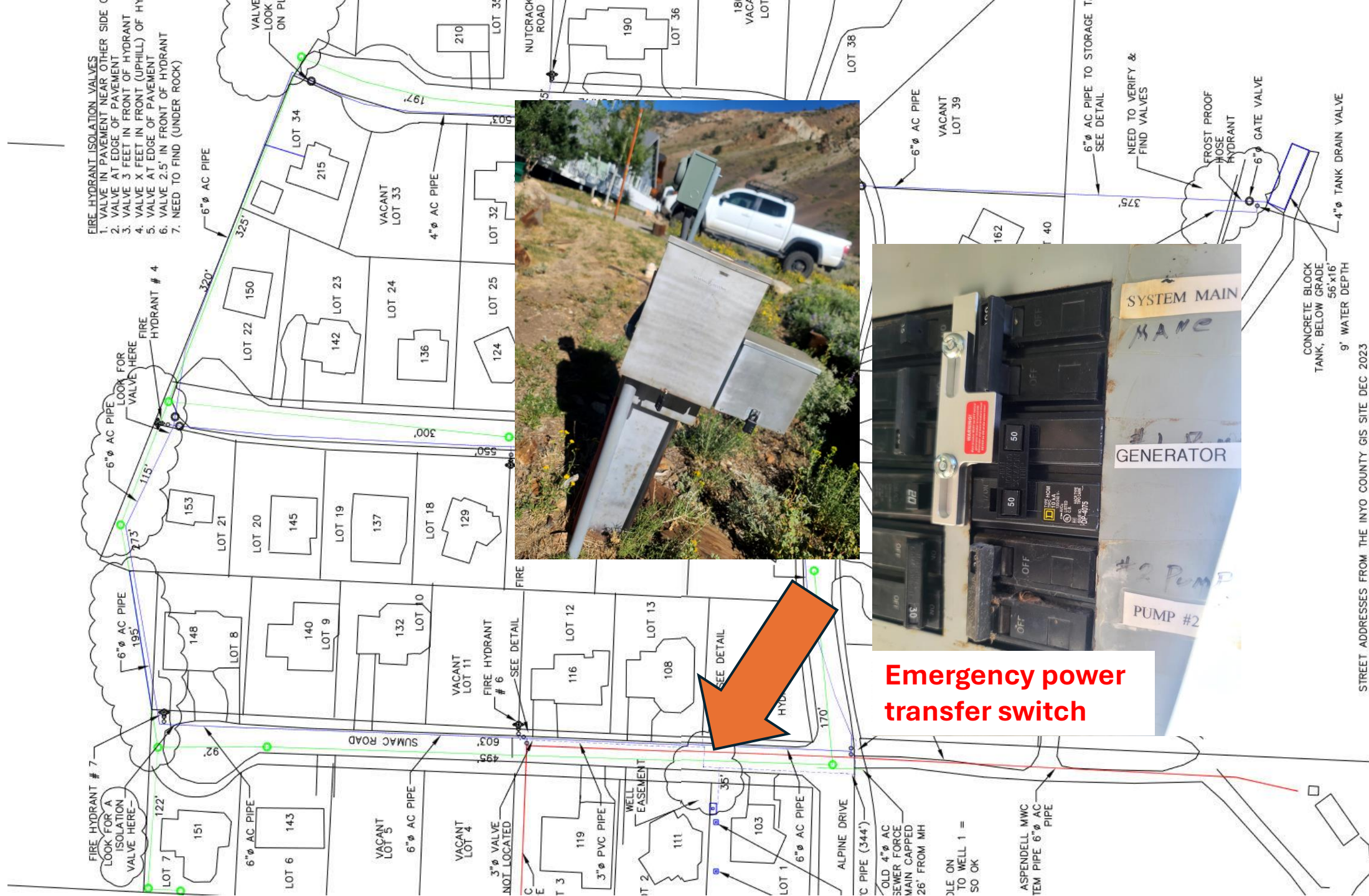
- FIRE HYDRANT ISOLATION VALVES**
1. VALVE IN PAVEMENT NEAR OTHER SIDE
 2. VALVE AT EDGE OF PAVEMENT
 3. VALVE 3 FEET IN FRONT OF HYDRANT
 4. VALVE X FEET IN FRONT (UPHILL) OF HYDRANT
 5. VALVE AT EDGE OF PAVEMENT
 6. VALVE 2.5' IN FRONT OF HYDRANT
 7. NEED TO FIND (UNDER ROCK)



All hydrants painted red per ISO requirements



- FIRE HYDRANT ISOLATION VALVES**
1. VALVE IN PAVEMENT NEAR OTHER SIDE
 2. VALVE AT EDGE OF PAVEMENT
 3. VALVE 3 FEET IN FRONT OF HYDRANT
 4. VALVE X FEET IN FRONT (UPHILL) OF HYDRANT
 5. VALVE AT EDGE OF PAVEMENT
 6. VALVE 2.5' IN FRONT OF HYDRANT
 7. NEED TO FIND (UNDER ROCK)



Emergency power transfer switch

- FIRE HYDRANT ISOLATION VALVES**
1. VALVE IN PAVEMENT NEAR OTHER SIDE
 2. VALVE AT EDGE OF PAVEMENT
 3. VALVE 3 FEET IN FRONT OF HYDRANT
 4. VALVE X FEET IN FRONT (UPHILL) OF HYDRANT
 5. VALVE AT EDGE OF PAVEMENT
 6. VALVE 2.5' IN FRONT OF HYDRANT
 7. NEED TO FIND (UNDER ROCK)




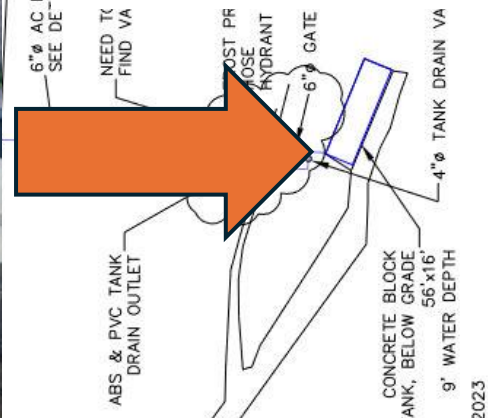
Tank scraped, cleaned and sealed



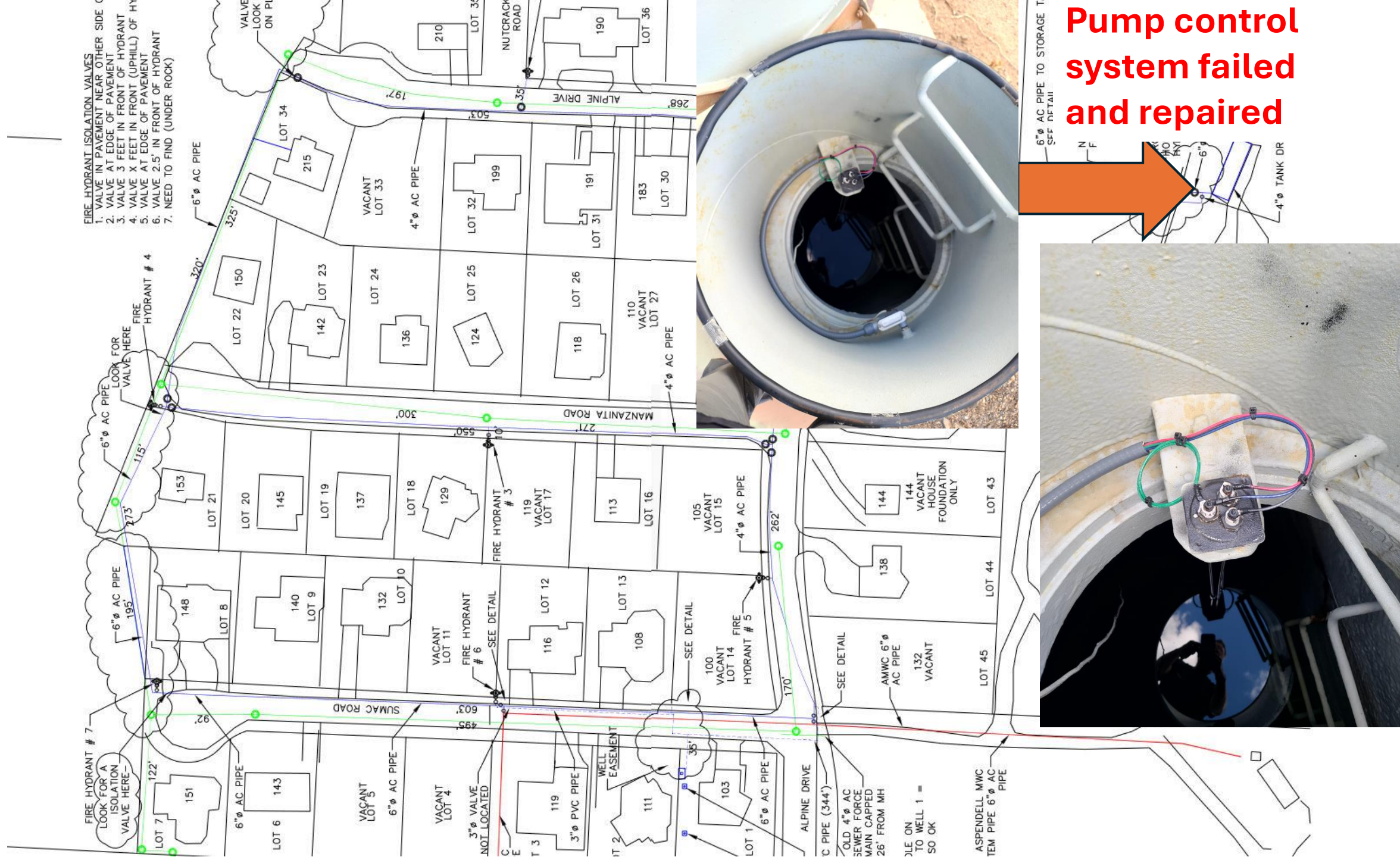
STREET ADDRESSES FROM THE INYO COUNTY GIS SITE DEC 2023

LEGEND

 FIRE HYDRANT



- FIRE HYDRANT ISOLATION VALVES**
1. VALVE IN PAVEMENT NEAR OTHER SIDE
 2. VALVE AT EDGE OF PAVEMENT
 3. VALVE 3 FEET IN FRONT OF HYDRANT
 4. VALVE X FEET IN FRONT (UPHILL) OF HYDRANT
 5. VALVE AT EDGE OF PAVEMENT
 6. VALVE 2.5' IN FRONT OF HYDRANT
 7. NEED TO FIND (UNDER ROCK)



Pump control system failed and repaired



SUMMARY OF RECOMMENDATIONS

A list of recommended priorities followed by a complete list of specific items and comments on the components was compiled.

Following is a list of recommended **Immediate** priorities –

1. Develop a relationship with a California Certified D1 water system operator for guidance on system operation. Work toward community members obtaining D1 certifications. California Rural Water has classes.
- ✓ 2. Repair the fire hydrant at the bottom of Sumac Road.



- ✓ 3. Storage Tank: Excavate the southside (backside) and east & west sides of the reservoir, per inspection report find and plug leaks in the concrete wall and liner, reseal the concrete roof-ceiling panels to the walls inside and outside. Seal the roof joints between the panels.

Following is a list of recommended **Short-Term** priorities, concurrent with above-

- ✓ 1. System Valves: Perform isolation valve maintenance and condition assessment. Develop a plan to replace or repair the valves that are found to be inoperative or defective. If valves are replaced, retain samples of the removed pipe for evaluation of the pipe condition. Develop a valve maintenance program.
- ✓ 2. Find the existing or install new valves at the bottom of Alpine and Sumac. So, the water pipe along the tract North boundary (downhill) can be isolated if needed.
- ✓ 3. Fire Hydrants: Perform flow testing, valve maintenance and condition assessment for the fire hydrants, replace them as needed.
- ✓ 4. Repair or replace the non-sealing main 3” check valve in the vault at the well lot.
- ✓ 5. Obtain laboratory sample testing for asbestos fiber leaching from the pipe matrix into the water.
6. Well Power System: Reconfigure the well area to upgrade/relocate controls above ground (including surge/lightning protection), provide emergency power capability, and provide better access into the well piping vault.
7. Install a remote monitoring system to provide alarms e.g. phone or text if the water system is operating out of tolerance.
8. Inspect well casing and pumps. Perform typical maintenance procedures to maintain performance.
9. Develop system operation and maintenance manual to meet the intent of State of California regulations.
10. Identify, train, and obtain certification for individuals who will run the system, this is recommended to include AB-54 training requirements for Board Members. Cal Rural Water has the AB-54 classes online <https://calruralwater.org/?s=ab54>

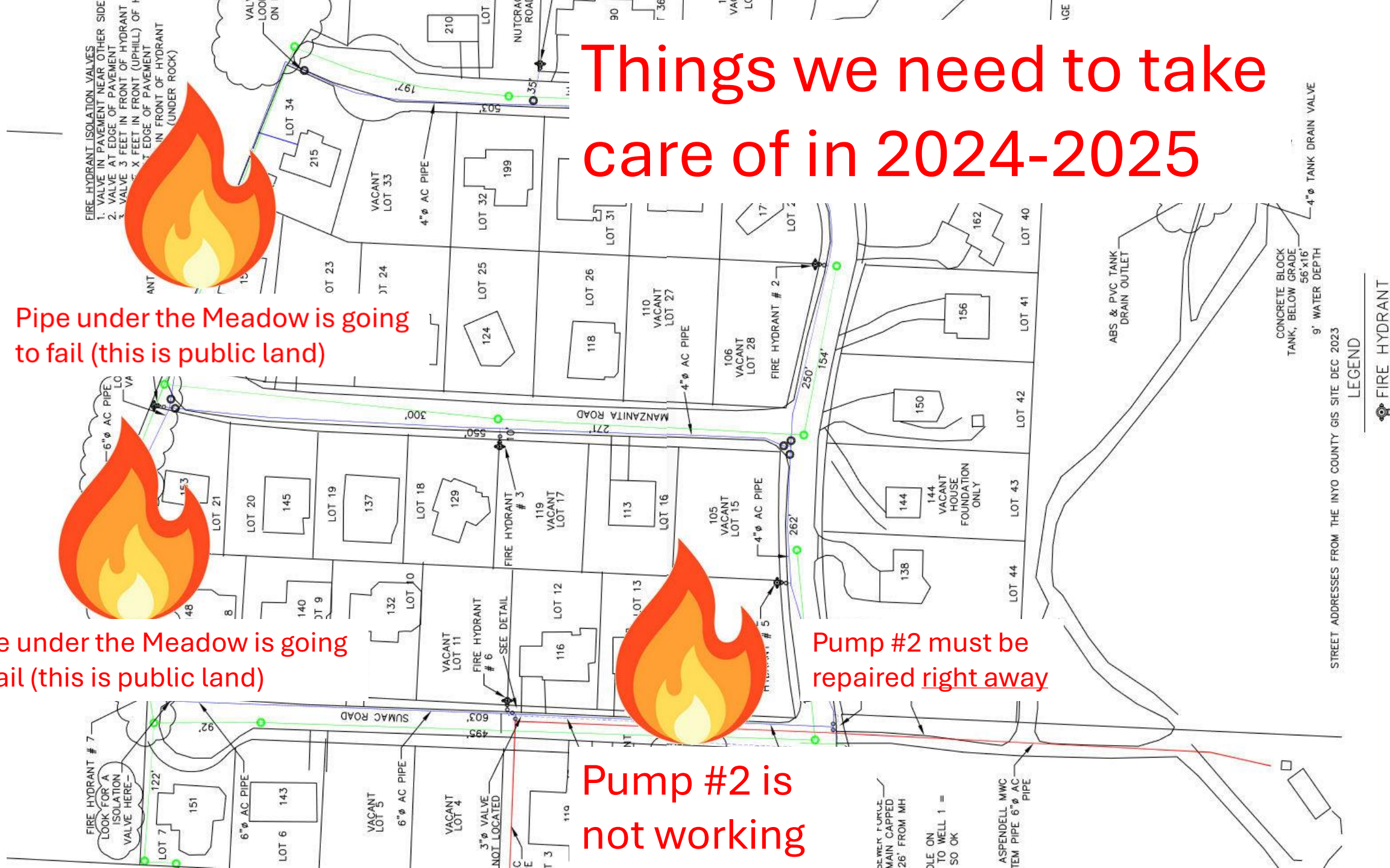
Things we need to take care of in 2024-2025

Pipe under the Meadow is going to fail (this is public land)

Pipe under the Meadow is going to fail (this is public land)

Pump #2 must be repaired right away

Pump #2 is not working



- FIRE HYDRANT ISOLATION VALVES
1. VALVE IN PAVEMENT NEAR OTHER SIDE
 2. VALVE AT EDGE OF PAVEMENT
 3. VALVE 3 FEET IN FRONT OF HYDRANT
 4. VALVE 3 FEET IN FRONT (UPHILL) OF PAVEMENT
 5. VALVE 3 FEET IN FRONT OF HYDRANT (UNDER ROCK)

STREET ADDRESSES FROM THE INYO COUNTY GIS SITE DEC 2023

LEGEND
FIRE HYDRANT



The Alpine Water Company needs to get right with the law: AB 54

Former Water Board Director

California Assembly Bill 54 (January 2012) defines a mutual water company as the type of "corporation organized for or engaged in the business of selling, distributing, supplying, or delivering water ... only to owners of its shares."

California Corporations Code §14301.3(b) states that a "mutual water company that operates a public water system shall maintain a financial reserve fund for repairs and replacements to its water production, transmission, and distribution facilities at a level sufficient for continuous operation of facilities in compliance with the federal **Safe Drinking Water Act**."

Health and Safety Code § 116755 requires that each board member of a mutual water company complete a two-hour training course within six months of joining the board.

New Corporations Code § 14301.3(a) requires that all improvements to a public water system owned by a mutual water company be designed and constructed in accordance with the California Waterworks standards found in **Chapter 16 of Title 22, California Code of Regulations**.

Professionalizing the Water Company

Board members are required to take a 2-hour course in AB 54

<https://calruralwater.org/product/ab-54-webinar-2/>

Hire a Manager

California Certified D1 Water System Operator

\$10k to \$20k per year

AB 54 Webinar

2024 Online ZOOM Webinar Schedule

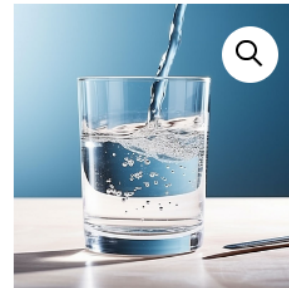
August 26, 2024

November 4, 2024

****ALL WEBINARS WILL BE HELD ONLINE FROM 6 PM – 8 PM PST****

Information about the Class:

AB-54 was signed into law and took effect in January 2012. AB-54 is a requirement for all Directors of **Mutual Water Companies** regardless of size. Our training meets the two-hour **AB-54 Director Training Requirement**. The specific law requires that each board member of a Mutual Water Company operate as a public water system. Within six months of taking office, complete a two-hour course a qualified



General Information:

- A confirmation will



State Water Resources Control Board



Board Programs



Drinking Water Operator Certification Program (DWOCP).