

Abalone Cove Landslide Abatement District

P.O. Box 4351 – Palos Verdes Peninsula, CA 90274 - (310) 753-7117

MINUTES – March 11, 2024

Via Zoom

The Chairman, Gordon Leon, called the regularly scheduled meeting of the Board of Directors of the Abalone Cove Landslide Abatement District to order on Monday, March 11, 2024, at 5:30 pm.

Roll Call – Director’s present – Leon, Barth, Knight, Miller

The board moved that the meeting be stayed to go to executive session.

Roll Call to go to Executive Session – Director’s present – Leon, Barth, Knight, Miller

After the executive session, Ms. Miller allowed the residents into the regular meeting and the meeting was reconvened.

Mr. Barth announced to the members that the executive session was to discuss the Conjunction Junction action against ACLAD. There is a hearing tomorrow on a procedural matter called a demurrer. The board was discussing the possible outcomes and what action the board might need to take in response to that. There was no action taken by the board.

Secretarial Matters – None at the time

Consent Calendar

Approval of the Agenda

Approval of the minutes of Feb 12, 2024

A motion was made by Mr. Barth to accept the consent calendar. The motion was seconded by Mr. Knight.

The vote was: Ayes: Leon, Barth, Knight, Miller

The motion passed by the above vote.

(Amended) -Maintenance & Operation Warrant Register – March 11, 2024

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| 1. Sandy Marshall – March 2024 | 1,400.00 |
| 2. S. C. Edison Co. billings - estimate | 2,500.00 |
| 3. Coastal Construction – well readings | 420.00 |
| 4. Coastal Construction – time & materials - #7, #17, Hunter, Chiles | 2,741.79 |
| 5. Coastal Construction – time & materials #18, #20 | 713.75 |
| 6. Coastal Construction - #10 electrical | 500.00 |
| 7. Gordon Leon – reimb. misc. parts Dec. & Jan. 2024 | 915.11 |
| 8. Coastal Construction –misc. for city wells ((to be reimb. by city) | 1,060.91 |
| | \$10,251.56 |

A motion was made by Mr. Barth and seconded by Mr. Knight that the Amended Maintenance & Operation Warrant Register dated March 11, 2024, Warrants No. 1 through 8 in the amount of \$10,251.56 as summarized on the warrant register, be approved for payment.

The vote was: Ayes: Leon, Barth, Knight, Miller
The motion passed by the above vote.

Continued Business

- 1. Community Liaison, PBCA, RPV – Colleen Miller** – She thanked the Thyme Place crew who met regarding WW #17. They spent some time learning about the wells. She and Mr. Leon have discussed getting solar power to the wells. Tim Kelly & Colleen Miller bought an extra flume meter. These meters work well, and they hooked it up to WW #6. However, they didn't have the right meter, so they ordered a Badger 25 meter. More information later. Cal Water is working on above ground pipes. They showed up in February on Clove Tree, and it has taken 3-4 weeks to put pipes to three houses. We still have lots of leaks and lots of workers and tractors and trucks in the neighborhood, etc. FYI- It took 4 hours for Cal Water to show up for one leak on Clove Tree, but on the next leak they were quicker. Numbers for Cal Water are posted at the gate. There was a question regarding the Cal Water hot line not working. Ms. Miller says that it is working and she is on top of this, but she will check. She reports that the guys are working long hours, and they work hard.
- 2. Maintenance, Drilling, and Operational Report - Gordon Leon** – Regarding regular maintenance, they repaired the 6” mainline break and multiple 2” line breaks. They may need to replace the 6” line with the 4” above ground line probably next year. WW #17 has a new pump and new “god parents” to help take care of it. There is a timer on this well. Well #7 sheared and the pump failed. They are working to clear the well and add a new pump. Well #12 had a broken check valve. This should be fixed this week. Regarding the RPV wells – City Wells #18 and #20 are operational and working well. He is working with SCE to energize Wells #9 and #19 on the Beach School Rd. They are installing pumps, drain lines and the electrical starting this week. They are installing approximately 1000 ft. of new drain lines and new well pumps. The two new ACLAD wells are drilled and need to be developed in the next two weeks. Also, working on drains and power with SCE. Regarding Altamira Canyon – It is possible that Ted Lieu is putting earmarked funds into the federal budget for public works like this and that ACLAD should apply. Mr. Leon has sent his draft regarding funding for Altamira Canyon to Ara for his assistance. Actually, Mr. Mihranian says that Senator Butler’s office is now in charge. He can go ahead and submit even if Ara can’t review. We are pumping 130 gpd. The average output is lower due to the drain line breaks. RPV has removed foliage to access the spring. Mr. Leon is participating in the RPV Landslide Working Group meetings. The current plans for the future are to start operation of the 4 new wells and work on Indian Spring (Kelvin Canyon) and Altamira Canyon.

3. Status of 2 Dewatering wells above PV DR S – already discussed above.

4. Geology Issues – Scott Kerwin with WSP USA Environment

Mr. Kerwin and Mr. Leon went up Kelvin Canyon on Sunday and have put together a report. They report that there is probably 20 g/min of water running into the canyon. The seepage starts approximately 1000 ft. N. of Vanderlip Dr. He suggests that we could put in a 4” corrugated pipe and direct the water into the discharge system at WW#15. This is like what has been done in Klondike. Per Ara, this project probably needs to be run by the Army Corps of Engineers and wildlife agencies as well. Mr. Kerwin will work on a plan to divert the spring water. Mr. Leon has already worked on a plan for the month, and it was shared on screen with the members.

Kent Attridge had a question regarding the futility of the dewatering wells. Mr. Kerwin says that the de watering wells are the best we can do. We just need to keep the water out of the ground. Cal Water is repairing the leaks sooner than in the past and that helps a lot.

5. Financial Report, Governance, Legal, Accounting, & Certification, Plan of Control - Michael Barth

In nine months of operations, we have spent approximately \$390,000 against a budget of \$290,000. We are under water because we have accelerated drilling new wells. We have used a lot of our reserves to see what we can do. With three and ½ months left in the fiscal year, we are left with approximately \$47,000. In the proposed budget he has made changes he thought might be beneficial. Our utility charges are \$36,000 which is double our utility budget. This is the result of the new wells. Purchased maintenance and parts has been increased. We did spend \$75,000 in the current budget and he is projecting that \$120,000 will be needed because we are going to have 6 new wells to service. We also lose approximately 1 pump a month. That is \$36,000 for pumps plus labor on top of that. Then we have Surface drainage expense – this is a new issue and addresses the need around the riding club -\$25,000. Thyme Place - \$10,000. Lower Narcissa - \$15,000. To keep water from flowing onto the Wayfarers Chapel property. These were issues Mr. Leon suggested and we need to discuss how we want to handle these. It was suggested we poll our members to see how they feel about it. Another item is Replacement Reserves – which is typical for most government agencies. We need a reserve for replacing things as they go bad – in other words the discharge line. He thinks that we need aggressive funding.

He discussed Mr. Kerwin’s funding. Regarding his company, we signed a budget, and they bill against the budget. Mr. Barth reviews Scott’s bills periodically and says that he works a lot of hours and charges us very little. Copy of the Proposed Budget attached. Proposed Budget for 2024/2025 was discussed.

Mr. Barth got an email from Engio, which is the largest operator of GHADs. Craig Wright and Jim Tootle were at our meeting and wanted to see if there was a service they could help us with. They work with initial formation to management.

Mr. Barth recapped that we have QuickBooks, and he would like to hire an outside consultant to assist in getting things rolling. Discussion followed.

6. **Well water monitoring program data**– Jim Knight - he’s setting up charts now. The Ehlig study in 1982 showed we had wells 1-8. Water measurements were lower after the wells were installed in 1985. Over the past years, we have basically had a creep. This recent movement has extended up the hill from the beach. He says we need specific data. There are more variables, and he wants to speak with Sott about it. He wants our data to be specific. He’s also collecting rainfall data. Ms. Miller says that she takes well readings quarterly. She’s also volunteering to do the well readings quarterly.

**New Business – Review & Preliminary approval of proposed budget
Resolution 24-1 presented to the board.**

The 2024/2025 Proposed Maintenance and Operations Budget was presented to the board. Mr. Barth discussed the changes to the budget and discussion followed.

Following review, a **motion** was made by Mr. Barth and seconded by Mr. Knight that the Proposed Budget with the changes of increasing Purchased Maintenance Service from \$120,000 to \$130,000 for the year and that the Well Drilling costs be reduced from \$300,000 to \$250,000 and that this budget be circulated to our members for comment before the next meeting and that the Proposed Maintenance and Operations Budget for the Fiscal Year 2024-2025 be accepted, showing the Final Budget Total of \$648,000.

The vote was: Ayes: Leon, Barth, Knight, and Miller
The motion passed by the above vote.

PUBLIC HEARING – via Zoom
TIME: 5:30 p.m.
DATE: Monday, April 8, 2024

The clerk introduced and read by title only, Resolution No. 24-1, which is a Resolution of the Board of Directors of the Abalone Cove Landslide Abatement District declaring its intention to order that the cost and expense of maintaining and operating improvements shall be assessed against the property within the district benefited thereby pursuant to Division 17 of the California Public Resources Code. The Full Reading of Resolution No. 24-1 was waived, and Resolution 24-1 was adopted by the following vote of the Board. The adoption of Resolution No. 24-1 designates the time and place for the Public Hearing to consider the 2024-2025 Proposed Budget.

A **motion** was made by Mr. Barth and seconded by Mr. Knight that the full reading of Resolution 24-1 is waived, and that Resolution 24-1 be adopted.

The vote was: Ayes: Leon, Barth, Knight, and Miller
The motion passed by the above vote.

Information Items – Mr. Leon will not be able to attend the next meeting.

Audience Items – none at this time

Adjournment – There being no further business, the meeting was adjourned.

The Next Meeting will be held on Monday, April 8, 2024 - 5:30 p.m. via Zoom.

Respectfully submitted,

Sandy Marshall, District Clerk