AGENDA

Forest Lakes Mutual Water Company

Board of Directors Meeting

In Person and Online Meeting

November 10, 2026

Public Session 6:30 p.m.

910 Fern Avenue, Felton, CA

This will be a hybrid meeting conducted in person at 910 Fern Ave. and by video/teleconference. Shareholders and residents are welcome to attend all public session meetings in person or via Zoom. The Zoom link will be sent to all shareholders via email. The Board meets in closed executive session at 6:00 p.m. (Corporations Code section 14305) to approve executive session minutes and consider personnel matters; any action taken will be reported when public session begins at 6:30 p.m.

CONVENE MEETING / ROLL CALL

ADDITIONS / DELETIONS TO AGENDA

REPORT ON CLOSED SESSION ACTION ITEMS

The Board will report any action taken in executive session.

SHAREHOLDER / PUBLIC COMMENTS

The Board invites shareholders and residents to speak no more than 3 minutes. Topics may include items that are not on the agenda for the meeting. In that case, Board members may ask clarifying questions only. If a shareholder or resident wishes to speak on a topic that appears on the agenda, they may hold their comment until the discussion or provide their comment during this portion of the meeting. Please do not share the same comment more than once.

APPROVAL OF MINUTES

Minutes of the October 13, 2026 Board Meeting, the October 29, 2026 Special Meeting (FY2027 Budget Workshop), and the November 3, 2026 Special Board Meeting.

> **Draft Motion to Consider:** *I move to approve the minutes of the October 13, 2026 Board Meeting, the October 29, 2026 Special Meeting, and the November 3, 2026 Special Board Meeting.*

COMPANY REPORTS

Monthly reports summarizing the month's activities, operations, and completed work across the company's financial, administrative, and operational functions. Reports are in the board packet and taken as read, with time for questions. The Financial Report requires a motion to approve.

- Financial Report (Wagner)

> **Draft Motion to Consider:** *I move to approve the Financial Report for October 2026.*

- Administrative Report (Wagner)
- Operations Report (Knutson)

ADVISORY COMMITTEE REPORTS

Written reports are in the board packet. Chairs may note items that will come to the Board for future action.

NEW BUSINESS

1. **Discussion/Action:** FY2027 Budget, 2027 Assessment, and Adoption Schedule (Wagner / Finance Committee, 30 min)

   Revised draft budget and 2027 assessment, including monthly invoicing and counsel's SB 1417 analysis. Adoption is planned for December 8.

2. **Discussion/Action:** Proposal to Form a Nonprofit for Park Maintenance and Improvements (Dondero, 20 min)

   Proposal for a community nonprofit to support Park maintenance and improvements.

   > **Draft Motion to Consider:** *As presented on the final slide of the packet presentation (Dondero).*

3. **Discussion/Action:** Interim Direction on Board Records and Google Workspace Access (Pattillo, 10 min)

   Interim rules for board records and Google Workspace access until the Board adopts a full policy.

   > **Draft Motion to Consider:** *I move that, until the Board adopts a records access policy: (1) executive session minutes and packets be kept by the Secretary, separate from any drive staff can access; and (2) the Secretary, with the President as backup, hold Google Workspace administrator access for continuity only.*

4. **Discussion/Action:** Company Vehicles: Cost Review and Disposal of Two Non-Operational Trucks (Wagner / Knutson, 10 min)

   Fleet cost review and sale of two non-operational trucks for parts.

   > **Draft Motion to Consider:** *I move that the Board declare the two non-operational trucks surplus and authorize the General Manager to sell them for parts at fair market value, and report the sale prices to the Board.*

5. **Discussion/Action:** Revised Paid Time Off Policy: Accrual Ceilings and Payout (HR Committee, 10 min)

   HR Committee recommendations on PTO accrual ceilings and payout.

   > **Draft Motion to Consider:** *I move that the Board refer the revised Paid Time Off policy recommended by the HR Committee to company counsel for review, at a cost not to exceed $_____, and that the policy return to the Board for consideration at the December 8, 2026 meeting.*

MEETING ADJOURNED

AGENDA

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Executive Session 6:00 p.m.
910 Fern Avenue, Felton, CA

CONVENE MEETING / ROLL CALL

ADDITIONS / DELETIONS TO AGENDA

APPROVAL OF MINUTES

- Executive session minutes of the October 13, 2026 Board Meeting
- Executive session minutes of the November 3, 2026 Special Board Meeting

NEW BUSINESS

1.Discussion/Action: Personnel Matters

ADJOURN TO PUBLIC SESSION