

RANCHO PAUMA MUTUAL WATER COMPANY ("RPMWC")
MINUTES OF THE
SPECIAL MEETING OF THE BOARD OF DIRECTORS
HELD July 30, 2025

Directors Present: Chuck Bandy, Laurie Kariya, Bruce Knox, Linda Shoaff and Scott Shinner

Directors Absent: None

Also Present: Shareholder Charles Mathews via zoom, Pauma Valley Community Services District Board Treasurer Lolo Levy, Administrative Manager Amber Watkins and Office and Compliance Manager Kim Alvarado

1. **Call to Order:** Meeting was called to order at 3:00 p.m. by President Bandy. This meeting was held in person and via Zoom.
2. **Shareholder Comments:** Mathews suggested the RPMWC Board create a response offer to the Pauma Valley Community Services District ("PVCSD") Board defining an acceptable lease agreement option. Mathews also stated that there is concern that the PVCSD cannot be trusted as witnessed in past actions/decisions. Mathews provided the Board with two possible options for consideration, (1) file for injunctive relief or (2) wait for the PVCSD to file for a court order. Knox questioned the possibility of filing for a partition on the office building. Mathews stated that the office building was built with the intent of joint occupancy and that both RPMWC and PVCSD jointly paid for the construction of the office building. Levy stated that PVCSD has a scheduled Closed Session meeting at 5 p.m. today.
3. **Closed Session**
 - a. **Pursuant to California Corporations Code Section 14305(b)(2) – Potential Litigation, 1 case:** The Board entered into Closed Session at 3:07 p.m.

Shoaff exited the meeting at 3:47 p.m.
4. **Open Session**
 - a. **Reportable Actions:** The Board reconvened to open session at 4:16 p.m. Mathews and Levy rejoined the meeting. Bandy reported that RPMWC is unable to accept the offer as presented by the PVCSD but has agreed to pay \$3,750.00 for the August rent with the desire to pay on a month-to-month basis. Levy questioned the next steps RPMWC will take. Bandy stated the Board would like to extend the lease for an additional 90 days while they research other options. Levy questioned if the information provided was public information to verbally deliver to the PVCSD Board. Bandy stated yes and confirmed that Levy will provide the update to the PVCSD Board of Directors today at their meeting. Mathews made note of the great first steps taken by RPMWC.
5. **Adjournment**
 - a. **Regular Meeting Date at 3:00 pm – Monday, August 18, 2025:** With the next meeting date set and no further business to discuss, Kariya motioned to adjourn the meeting, motion was seconded by Shinner and upon a unanimous vote the meeting adjourned at 4:18 p.m.

Kim Alvarado

Kim Alvarado, Recording Secretary