

**AGENDA FOR THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
TRACT 349 MUTUAL WATER COMPANY**

JANUARY 10, 2024

AGENDA	RECOMMENDED ACTION
1) Call to Order the Regular Meeting of the Board of Directors at 1:00 PM.	
2) Roll call	
3) Interview(s) with candidate(s) to fill two vacancies on the Board of Directors.	
4) Time reserved for comments from eligible persons. Participation will be limited and shall not exceed five minutes.	
5) Adoption of January 10, 2024 Agenda.	Approve
6) Minutes of the Regular Board of Directors Meeting on December 13, 2023.	Approve
7) Action Items	
a. Board of Directors to review applications for board vacancies and vote on appointment of new director(s) to fill two vacancies until the annual shareholders' meeting or until successors are duly elected and qualified.	Approve/File
b. Adoption of revised Board Resolution 12-13-2023-1 by the remaining directors, in accordance with Article III, Section 4 of the Company's Bylaws and California Corporations Code Section 305, appointing shareholder Luis Garcia to fill board vacancy and carry out the remainder of former Director Dorie Fregeau's term.	Discuss/Approve
c. Adoption of Board Resolution 1-10-2024-1 adopting succession plan for management of the Company's business and water operations and systems, and	Discuss/Approve

<p>confirming the Vice President’s authority to perform all duties held by the President in his absence.</p>	
<p>d. Payment of December 2023 disbursements</p>	<p>Approve/File</p>
<p>e. American Tower’s revised request to amend and extend cell tower lease.</p>	<p>Discuss/Approve</p>
<p>f. 4% cost of living wage and salary increase – all employees.</p>	<p>Discuss/Adopt</p>
<p>g. Adoption of 2024 and 2025 budget projections, including provisional water rate increases, and discussion with Desi Alvarez, P.E., regarding the same.</p>	<p>Discuss/Approve</p>
<p>h. Application for obtaining 20-year, zero percent (0%) loan of approximately \$2.5 million with Water Replenishment District for preliminary design and drilling of new well No. 5., and discussion with Desi Alvarez, P.E., regarding the same.</p>	<p>Discuss/Approve</p>
<p>8) Discussion</p>	
<p>a. Progress on intertie agreements with City of Huntington Park and Tract 180 Water Company.</p>	<p>Discuss</p>
<p>b. Discussion of effects of new developments on the water system, discussion with Desi Alvarez, P.E., regarding the same.</p>	<p>Discuss</p>
<p>9) Reports</p>	
<p>a. Assistant General Manager</p>	<p>Discuss</p>
<p>b. Legal Counsel—Reimbursements for eligible directors’ Medicare premiums.</p>	<p>Discuss</p>
<p>10) Board Members comments</p>	<p>Discuss</p>
<p>11) Adjournment to Executive Session</p>	
<p>a. Assistant General Manager’s Work Agreement</p>	<p>Discuss</p>

12) Next Regular Board of Directors Meeting to be held on February 14, 2024 at 1:00 pm.

POSTED BY SECRETARY WILLIAM GYNAN ON JANUARY 4, 2024
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NOTE: To comply with Americans with Disabilities act, if you need special assistance to participate in any Board meeting, please contact the office at (323) 560-1601 at least 48 hours prior to a Board meeting to inform the office of your need and to determine if accomodation is feasible