

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

MAY 8, 2026

AGENDA	RECOMMENDED ACTION
1) Call to Order the Regular Meeting of the Board of Directors at 11:00 a.m.	
2) Roll call.	
3) Time reserved for comments from eligible persons. Participation will be limited and shall not exceed five minutes.	
4) Adoption of May 8, 2026 Agenda.	Approve
5) Adoption of Minutes of the Regular Meeting of the Board of Directors on April 10, 2026.	Approve
6) Action Items:	
a. Payment of April 2026 disbursements.	Approve
b. Consideration of Leasing 200 Acre Feet of Water Rights (with flex) from Tract 180 Water Company at \$75 per Acre Feet (Total \$15,000.00) For Water Year 2025-2026.	Discuss/Approve
c. Consideration of Changing the Date and Time of the Annual Shareholders' Meeting to Friday, June 12, 2026, at 11:00 a.m., to be followed immediately by the Annual Meeting of the Board of Directors.	Discuss/Approve
d. Consideration of amending Article II, Section 2 of bylaws to provide that the Company's board will designate a date and time for the annual meeting of shareholders each spring.	Discuss/Approve
e. Consideration of willingness to grant Southern California Edison a permanent and non-exclusive utility	Discuss/Approve

<p>easement to support power to the company’s main office and meter pedestal once SCE provides easement grant materials for further consideration in 2-3 months.</p> <p>f. Consideration of Bid Materials and Contract Documents for Well 4 Manganese Treatment System & SCADA System Improvement Project.</p> <p>7) Discussion:</p> <p>a. Manganese Status Report, First Quarter 2026</p> <p>b. Manganese Corrective Action Plan and Quarterly Progress Report</p> <p>c. Well No. 4 Repairs</p> <p>d. Update on Amanda Villas/ Cudahy Seniors Project.</p> <p>e. Update on Hayden Courtyard Project.</p> <p>8) Reports:</p> <p>a. General Manager</p> <p>b. Legal Counsel</p> <p>9) Board Member comments.</p> <p>10) Next Annual Board of Directors’ Meeting to be held on June 12, 2026, After the Annual Shareholders’ Meeting at 11:00 a.m.</p>	<p>Discuss/Approve</p> <p>Discuss</p> <p>Discuss</p> <p>Discuss</p> <p>Discuss</p> <p>Discuss</p> <p>Discuss/File</p> <p>Discuss/File</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------

POSTED BY SECRETARY WILLIAM GYNAN ON MAY 1, 2026
AT 4630 SANTA ANA ST., CUDAHY, CA 90201
Website: <https://tract349.com>

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 accommodation is feasible.