

BENNETT RIDGE MUTUAL WATER COMPANY

BOARD: President - Dave Sandine, 707-396-4270, davesandine@gmail.com
Vice President – Greg Muelrath, 530-990-6714, greg@angelic.com
Treasurer – Colleen Hauck, 408-206-8217, csweeneyhauck@comcast.net
Secretary - Dave Bass, 707-591-5070, [dbbe.bass\(a\),sbcglobal.net](mailto:dbbe.bass(a),sbcglobal.net)
Water Quality Officer - Dave Pitou, 408-772-7432, dpitou@sbcglobal.net

Administrative Manager – Pete Parkinson, 707-234-5959, manage@brmwc.org

Water System Operator – Weeks Drilling and Pump, 707-823-3184

To New or Prospective Bennett Ridge Homeowners,

Welcome to Bennett Ridge! All properties in Bennett Ridge receive their water from the neighborhood water company, the Bennett Ridge Mutual Water Company. The following documents should give you a good overview of the BRMWC.

- An overview of our water system
- Our billing rates for water service
- The Bylaws of the water company (last updated April 2017)
- The latest Consumer Confidence Report (a report required by the state)

The BRMWC is owned by its members and overseen by an elected board of directors, volunteers elected from the neighborhood. We pride ourselves on having some of the highest quality water in Sonoma County. Maintaining a safe and secure water system is the board's main focus. The board meets quarterly, and all residents are welcome to attend.

Water conservation is a high priority in our increasingly arid climate. The board strongly encourages residents to use water wisely, especially in irrigation systems. Property owners are only allowed to irrigate 10% of their property. It is important to check for leaks frequently, as these can be wasteful and expensive.

For additional information, please contact our Administrative Manager at manage@brmwc.org.

Once again, welcome!

The BRMWC Board of Directors

BENNETT RIDGE MUTUAL WATER COMPANY

OVERVIEW

Our company is a nonprofit mutual benefit California corporation, owned by the 139 parcel owners of Bennett Ridge. Its sole purpose is to supply members with high quality water for conservative residential use. Each parcel has one share in the company, which passes with the title to the parcel. The company operates under bylaws drawn in 1965 and last amended in 2017. The Annual Member Meeting is held the first Saturday in April (scheduling conflicts may delay). Between annual meetings, five elected member-volunteer directors manage company business. The Board of Directors holds quarterly meetings, which all members are encouraged to attend and participate.

The volunteer Directors are elected for two-year terms. Two part-time contractors, a System Operator and an Administrative Manager, handle the day-to-day operation of the water company.

Our water source is groundwater drawn from two deep wells located about 300 feet north of the intersection of Rollo and Old Bennett Ridge Roads. The water is treated and pumped to storage tanks on Bardy Road and at the top of Bennett Ridge Road. Fire hydrants are owned by the company and tested periodically. Please alert our Administrative Manager or one of the Directors if you see a leak!

Our water system operates under a permit issued by the state Water Board, Division of Drinking Water. We test our water monthly for bacteria and tests for other potential contaminants are performed in accordance with state regulations. Water samples are collected by our System Operator and tested by a commercial laboratory. The water company publishes a Consumer Confidence Report every year that summarizes water-testing results from the previous year.

All developed properties in Bennett Ridge are equipped with a “smart” water meter that provides day-to-day water usage information to the Water Company and property owners. This enables the Water Company to take meter readings remotely and to identify potential leaks. Owners are encouraged to sign up for an *Eye On Water* account, that can provide leak alerts via email and text message.

Members are billed for all water recorded passing through their meter, including leaks. To encourage conservation, the company has a tiered rate structure that charges a higher per-gallon rate for water use above certain thresholds. Water bills are sent quarterly. Accounts are payable within 30 days or late fees and finance charges are assessed for overdue payments.

BENNETT RIDGE MUTUAL WATER COMPANY

We are not certain of all the factors affecting our water source but based on geologists' analysis of our water-catching area and the aquifer below, we know we are highly dependent on rainfall to recharge our aquifer. Our water supply must be carefully managed to ensure that it is sustainable well into the future and it's up to each member to use water wisely and conserve wherever possible. In our mutual benefit company, we're all in this together. Be a good neighbor; keep your home and irrigation systems maintained and leak free, learn to conserve water in your daily lifestyle and report suspected leaks immediately. Here are some water conservation tips from your Directors:

- Sign up for an EyeOnWater account and set up leak alerts to get notified by email and text if your meter detects continuous flow for more than 24 hours. You can also check your water use periodically to look for signs of excessive water use and/or leaks. Waiting for the quarterly meter reading to catch a leak can result in a very high water bill! If you need help with setting up or accessing your EyeOnWater account, please reach out to our Administrative Manager.
- Install low-flow indoor fixtures and appliances including toilets, faucets, showerheads, dishwashers and washing machines.
- Practice water-wise landscaping by selecting plants that are suited for our dry summer climate.
- Use irrigation timers and drip irrigation.
- Keep in mind that the bylaws limit landscaping to 10 percent of your lot area.

Enjoy our high-quality water - respectfully and conservatively!

BRMWC Water Rates and Other Charges

Updated: April 4, 2026

Rates Effective starting 2026/Q3

Water Rates Based on Usage per Quarter

Tier 1: 0 - 20,000 gallons

\$4.30 per 1,000 gallons

Tier 2: 20,001 - 40,000 gallons

\$8.60 per 1,000 gallons

Tier 3: 40,001 - 60,000 gallons

\$17.08 per 1,000 gallons

Tier 4: 60,001 gallons and above

\$25.69 per 1,000 gallons

\$130.00 per quarter

Capital Improvement/Reserve Fund

Note: The Capital Improvement/Reserve Fee will increase annually by \$40 per quarter until 2029/Q3 when the fee will be \$250 per quarter

Other Charges

First Rebilling (overdue balance)

\$25.00

Second Rebilling (balances >30 days overdue)

\$25.00

Third Rebilling (balances >60 days overdue)

\$50.00

Shutoff letter (balances > 90 days overdue)

\$50.00

Finance charges (assessed with rebilling or shutoff letter)

18% annualized

Change in property ownership (charged to new owner)

\$50.00

Change in property tenant (charged to new tenant)

\$25.00

Returned checks

\$35.00

Note:

BRMWC is responsible for all maintenance and repair of water distribution up to and including residential water meters. Individual property owners are responsible for all maintenance from their meter connection-homeowner side to their home and are responsible for all water usage, including leaks, from the meter connection (homeowner side).

**BYLAWS OF
BENNETT RIDGE MUTUAL WATER COMPANY**

As Amended through April 22, 2017

**ARTICLE I
NAME**

The name of this corporation shall be BENNETT RIDGE MUTUAL WATER COMPANY and for convenience shall be referred to hereinafter as "The Company."

**ARTICLE II
PRINCIPAL OFFICE**

The Company shall maintain its principal office for the transaction of its business in the County of Sonoma, State of California.

**ARTICLE III
PURPOSE**

The Company shall be a nonprofit mutual benefit corporation, the purposes of which are to supply water to the owner or owners of parcels in the Bennett Ridge Properties Subdivision located in the County of Sonoma, State of California, and to that end to develop, (subject to Article V, Section 3) operate, repair, and maintain wells, pumps and water distributing system of said subdivision, for the mutual benefit of all owners of parcels in said subdivision, for a fee to be determined by the Board of Directors.

**ARTICLE IV
SEAL**

The Corporate Seal shall be as follows: (Imprint of the Seal). The Seal shall be the official mark of the Company, and shall be used as authorized by the Board of Directors. The Secretary shall have custody of the Seal.

**ARTICLE V
MEMBERSHIP**

1. Identity

Members of the Company shall be limited to the owners of the 136 parcels as described in the Assessor's Parcel Map attached as Exhibit "A" and the owners of additional lawfully created subdivisions of such parcels (if any) who comply with Article V, Section 2.3. A purchaser of any one of these parcels shall become a member of the Company for purposes of these Bylaws upon payment of a transfer fee as specified in Article V, Section 5. Any such parcel held as community property shall qualify the owners thereof for one membership only in the Company, which membership shall be in the name of the owner(s). As to any such parcel held in joint tenancy, tenancy in common, or the name of a partnership or any other way, the membership shall be held in the same manner as the ownership of the parcel. Each membership shall be entitled to only one vote.

In accordance with the Department of Corporations requirements, the right to vote a membership must be waived until such time as a permanent structure for residential purposes is erected on the land to which the membership is appurtenant. In accordance with Corporations Code section 7612, if a membership stands of record in the name of two or more owners, unless the Secretary is given written notice to the contrary and a written agreement for another method of voting among the common owners, if one owner only votes, such act binds all, and if more than one common owner vote, the act of the majority so voting binds all.

2. Certificate of Membership

2.1 A certificate of membership is proof of membership in the Company, and membership entitles the owner to water, subject to county and state regulations and these bylaws. A certificate of membership shall be issued to each member as proof of membership and shall be issued in such form as may be provided by the Board of Directors. Each certificate shall be numbered and shall be signed by the President or Vice President, and the Secretary and affixed with the seal of the Company. Each certificate shall contain a description of the land to which it is appurtenant and that description shall include the complete Assessor's Parcel Number. The certificate is transferable only with the transfer of legal title to said land.

2.2 Only one certificate of membership shall be issued for each parcel as said parcel is defined on Exhibit "A", or as said parcel is otherwise described; provided a parcel otherwise described shall not be smaller in square foot area than the smallest lawfully authorized subdivision parcel permitted in the jurisdiction. Each certificate of membership shall entitle the holder thereof to one vote for all purposes in the Company, except as noted in Article V, Section 1.

2.3 In the event any parcel within Exhibit "A" shall be lawfully subdivided, the subdivider, developer or new parcel owner shall be entitled to a certificate of membership only upon payment of an additional amount for costs of the additional burden to the water system in an amount that shall be determined by the Board of Directors prior to issuance of the new certificate.

2.4 In the event any parcel owner within Exhibit "A" shall lawfully be permitted to build more than one family dwelling and one guest house the Board shall additionally assess said parcel owner for the costs of the additional burden to the water system in an amount to be determined by the Board. The Board shall establish a procedure to determine the amount of additional assessment.

3. Reserved Powers

Any proposal to purchase, lease or encumber real property, or to sell, transfer or expand the existing water system shall be approved by a majority of the members entitled to vote. This limitation on the powers of the Board of Directors does not extend to effecting repairs or making minor capital improvements, such as fencing, landscaping, alarms, etc.

4. Transferability

A Membership in the Company is transferable or assignable only with the transfer or assignment of the parcel of land to which it is appurtenant.

5. Transfer Fee

All transfers of such certificates shall be subject to the payment of all indebtedness to the Company of the member whose certificate is transferred.

6. Ownership of Assets

No member of the Company shall have any right, title or interest in or to any property or assets of the Company.

7. Forfeiture of Certificate

If any member becomes more than ninety (90) days delinquent in payment of assessments against such member's certificate, including, but not limited to regular charges and special assessments, such member's certificate may be forfeited to the Company as provided in Civil Code Section 331 upon ten (10) days prior notice by registered mail to the member. Upon forfeiture of such certificate the member will have no right to receive water from the Company or to vote the certificate. A new certificate may be issued to a property owner after such forfeiture, upon such terms as the Board may determine.

ARTICLE VI MEMBERSHIP MEETINGS

1. Location

The Board of Directors may designate any place within a ten-mile radius of Bennett Ridge Properties as the place of meeting for any annual meeting or for any special meeting of the membership.

2. Annual Meetings

There shall be an annual meeting of the membership on the first Saturday in April of each year commencing at 10:00 a.m., or any other Saturday in April as determined by resolution of the Board of Directors. The purpose of the meeting is for electing Directors, providing information about the previous year's operations, and transacting such other business as may come before the membership.

3. Special Meetings

Meetings of members may be called by resolution of the Board of Directors, President, or by written request of five percent (5%) or more of the members of the Company.

4. Notice

Notice of annual or special meetings shall be given, stating the time and place of the meeting, and the purpose thereof. Notice of such meeting shall be delivered electronically (e.g., email) or via postal mail to each member at his or her address appearing on the records of the Company, at least twenty (20) days prior to the time of holding such meeting. No business shall be transacted at an annual or special meeting other than as stated in the purposes set forth in the notice. If one of the purposes of the annual or special meeting is to vote on a proposal to purchase, lease or encumber real property, or to sell, transfer, or expand the existing water system, the meeting notice shall contain the full particulars of the proposal including detailed cost information.

5. Quorum; Voting

Twenty percent (20%) or more of the members entitled to vote shall constitute a quorum at all meeting of the members for the transaction of business. At any meeting of the members at which a quorum is present, or upon the vote electronically or via paper ballot by said required quorum of members, matters presented for approval of the membership may be approved by the affirmative vote or electronic/written ballot of a majority of the votes represented and voting, as provided in Corporations Code section 5034; provided, however, that the vote of a majority of members entitled to vote shall be required for the matters specified in Article V, Section 3, Article VII, Section 6, Article XI, Section 1 and Article XIII, Section 1.

6. Proxies

At any meeting of the membership, members entitled to vote a membership may vote by proxy executed in writing by the member(s) by his/their duly authorized attorney-in-fact. No proxy shall be valid after eleven (11) months from the date of its execution, unless otherwise provided in the proxy.

7. Written Ballots

The corporation may, in lieu of a regular or special meeting, distribute written ballots in accordance with Corporations Code section 7513. Each such ballot shall state the time and place for return of the ballot. Any ballot received after the appointed time shall be void and shall not be counted.

ARTICLE VII DIRECTORS

1. Powers

The business and affairs of the Company shall be managed by a Board of Directors of the Company which shall exercise all of the powers of the Company except such as are by law, the Articles of Incorporation, or these Bylaws, conferred upon or reserved to the members.

2. Number, Qualification, Term, and Election

2.1 The number of directors shall be five (5). Each shall be a voting member of the Company. Each director shall hold office for two years from the date of the annual meeting of members at which he or she is elected except as noted below. Two members shall be elected in each even numbered year and three directors elected in each odd numbered year. If a member is selected to fill a vacancy, in accordance with Article VII, Section 3, said member shall serve until his or her successor shall have been elected and qualified to serve.

2.2 At the first annual meeting after these bylaws are adopted by the membership, three directors will be elected for two year terms and two directors will be elected for one year terms. Thereafter, directors will be elected for two year terms as indicated above.

2.3 No later than January 30th of each year, the Board of Directors shall appoint a Nominating Committee of five (5) members. The Nominating Committee shall establish the procedures and calendar, in accordance with Corporations Code, and at the direction of the Board.

2.4 Director's terms of office shall be limited to no more than three (3) consecutive terms at one time. A director may serve three consecutive terms, take one or more terms off, and then serve again.

3. Vacancies

3.1 Vacancies may be filled by a majority of the remaining directors, though less than a quorum, or by a sole remaining director, and each director so elected shall hold office until his or her successor shall have been elected. The members may elect a director or directors at any time to fill any vacancy or vacancies not filled by the directors.

3.2 If the Board of Directors accepts the resignation of a director tendered to take effect at a future time, the Board of Directors shall have power to elect a successor to take office when the resignation is to become effective.

3.3 When filling vacancies, directors shall consider those candidates not elected at the most recent election of directors.

4. Compensation

Directors and committee members may not receive compensation for their services. Directors and committee members may be reimbursed for expenses incurred in carrying out Company business.

5. Conflict of Interest Statement

Any member of the Board of Directors who has or would have a material financial interest in a Company transaction must declare such affiliation and shall not participate in the discussion or voting on any motion involving the self-dealing transaction.

6. Recall of Board Members

In accordance with Corporations Code section 7222, any and all directors may be removed without cause if such removal is approved by a majority of the members entitled to vote.

ARTICLE VIII MEETINGS OF DIRECTORS

1. Place

The Board of Directors shall designate their place of meeting and if no designation is made, the place of meeting shall be the residence of the chairman.

2. Organizational Meeting

Immediately following each annual meeting of the membership, the Board of Directors shall hold a regular meeting, for the purposes of organization, election of officers and the transaction of other business.

3. Regular Meetings

Regular meetings of the Board of Directors shall be held no less than quarterly at a place and time to be designated by the Board of Directors. All members shall receive prior notice of all regular Board meetings. All regular Board meetings are open to all members.

4. Special Meetings

Special meetings of the Board of Directors may be called by the President, Vice President, Secretary, or by any two directors on forty-eight (48) hours personal or telephonic notice to the directors.

5. Minutes

The minutes of all Board meetings both regular and special shall be circulated to the entire membership.

6. Quorum

A majority of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the Board. If less than a majority are present at the meeting, the meeting shall be adjourned without further notice, except as provided in Article VII, Section 3.

ARTICLE IX RESPONSIBILITIES OF OFFICERS

1. President

1.1 President shall also serve as Chairman of the Board, shall preside at all meetings of the members and directors, and shall see that all orders and resolutions of the Board of Directors are carried into effect.

1.2 President shall execute bonds, and other contracts requiring a seal, under the Seal of the Company, which have been first approved by the Board of Directors. When any instrument requires a seal, it shall be attested by the signature of the Secretary.

1.3 President shall call the directors together whenever President deems it necessary and shall, subject to the advice of the directors, direct the affairs of the Company and, generally shall discharge such duties as may be required by the Board of Directors.

2. Vice President

Vice President shall, in the absence or disability of the President, perform the duties and exercise the powers of the President, and shall perform such other duties as the Board of Directors shall prescribe.

3. Treasurer

3.1 Treasurer is the Chief Financial Officer of the Company and shall keep and maintain, or cause to be kept and maintained adequate and correct accounts of the properties and business transactions of the Company.

3.2 Treasurer shall collect all fees and receive and safely keep all funds of the Company and deposit the same in such bank or banks as may be designated by the Board of Directors.

3.3 Funds shall be paid out only on the check of the BENNETT RIDGE MUTUAL WATER COMPANY signed by any two of the President, Vice President or the Treasurer.

3.4 The books of account shall be open to inspection by any director or member of the Company.

3.5 Treasurer shall render a monthly account to the Board of Directors and at regular membership meetings, and an annual report at the end of the fiscal year.

3.6 Treasurer shall present the books for annual audit or compilation to a qualified auditor, who shall not be a member of the Company.

4. Secretary

4.1 Secretary shall keep a full and complete record of the proceedings of the Board of Directors and of the regular membership meetings.

4.2 Secretary shall keep the Seal of the Company and affix the same to all papers and instruments as may be required in the regular course of business.

4.3 Secretary shall give, or cause to be given, notice of all meetings of the members and the Board of Directors when such notice is required by law or by these Bylaws to be given; and shall perform such other duties as may be prescribed by the Board of Directors or President, under whose supervision he/she shall be.

4.4 Secretary shall keep complete and current records of members' names, addresses, phone numbers and certificate of membership, in accordance with Corporations Code Section 8320(3).

4.5 Secretary shall receive all ballots in sealed envelopes and oversee the counting of the ballots.

ARTICLE X SHARES OF STOCK

No shares of stock shall ever be issued.

ARTICLE XI USE OF WATER

1. Limitations on Use

Until such time as it is changed or modified, by a vote of a majority of the members entitled to vote, the use of water supplied by this Company to the members served by this Company shall be limited to water for domestic purposes, for use in a swimming pool and for irrigation of not more than ten percent (10%) of the area of a parcel. The Board of Directors are authorized and directed to employ such measures as may, in their discretion, be necessary to enforce this Article XI.

2. Water Shortage

In the event of a water shortage as designated by the Board of Directors, the Board of Directors may restrict the use of water to domestic purposes inside a dwelling or guest house only, for such periods as they deem necessary.

3. Rules and Regulations

The Board of Directors shall adopt rules and regulations for the efficient operation of the water system.

**ARTICLE XII
MUTUAL BENEFIT NONPROFIT CORPORATION
(PRIVATE NONPROFIT CORPORATION)**

This Company is hereby expressly declared to be a private corporation and not a public service corporation. Contracts with this Company other than to members, shall be made on behalf of the Company by private contract and upon such terms as the Board of Directors of the Company shall in each case determine. No contract shall be made which shall, in the judgment of the Board of Directors, impair the ability of the Company to furnish water to members. The Board of Directors is not authorized to contract to furnish water to nonmembers.

**ARTICLE XIII
AMENDMENTS**

1. Amendment of Bylaws

A majority vote of the members entitled to vote, or the written assent of a majority of the members entitled to vote, shall be effectual to repeal or amend these Bylaws or to adopt additional Bylaws.

2. Uniformity of Restrictions

Notwithstanding the foregoing provisions of Article XIII, Section 1, the right of an owner of any portion of real property described in Exhibit "A" to become a member may not be denied or limited, except as presently provided in these Bylaws and except to the extent that the rights of all members and eligible members are uniformly restricted or restricted according to some equitable plan.

**ARTICLE XIV
DISSOLUTION**

In the event of the dissolution of the Company, any assets of the Company will be distributed to another nonprofit organization.

**ARTICLE XV
MISCELLANEOUS**

1. Operating Rules

The Board of Directors shall adopt such rules and regulations as it deems appropriate, not inconsistent with the Articles of Incorporation, the Bylaws, or other applicable law, for the management of the business and affairs of the Company.

2. Accounting System

The Board shall cause to be established and maintained in accordance with generally accepted principles of accounting, an appropriate accounting system and books of accounts, in accordance with Corporations Code section 8320.

3. Annual Report

The President shall be responsible for the preparation and delivery of an annual report to the members on the operation of the water system. Said report shall be prepared and distributed in accordance with Corporations Code section 8321.

CERTIFICATE OF SECRETARY

I, the undersigned, do hereby certify:

1. That I am the duly elected and acting Secretary of the BENNETT RIDGE MUTUAL WATER COMPANY, a California nonprofit corporation; and,
2. That the foregoing Bylaws comprising nine (9) pages constitute the Bylaws of said Company as duly adopted by the members as the Bylaws of said corporation by written ballot pursuant to Corporations Code section 7513.

W. Barnier 4/22/2017
SECRETARY