

Bishop Creek Water Association
Monthly Board Meeting Agenda
September 8, 2026
7:00 pm

1. Opening and Introduction
2. Acceptance of August 11 2026, Monthly Meeting Summary
3. Approval of the July and August 2026 Financial Report
4. Bishop Creek Precipitation, Flow, and Storage Report
5. Old Business
 - a. Street Culverts:
 - i. 3028 Laurel Rd Culvert
 - ii. Annual Culvert Survey
 - b. Damaged Diversion Structure at 218 Yaney St
 - c. Leakage from Waterson Area Ditch onto LADWP
 - d. Ditch Relocation at NW corner of Carol Ln. (parcel no 011-510-27)
 - e. Collection of Past Due Assessments
 - f. Water Rights filing
 - g. Ditch Diversion Box Repair/Rebuild Project
 - h. Use of ditch water by members not in good standing
 - i. Bishop Tribe BCWA Membership?
6. Watermaster Report
 - a. Low flows in September
7. New Business
 - a. Other (by BCWA Board member or members in good standing)
9. Next Monthly Board Meetings: October 13, 2026, at 7:00 pm at GLCC
10. Adjournment

Bishop Creek Water Association
Monthly Board Meeting Summary
August 11th, 2026
7:00 pm

1. Opening and Introduction

BWCA Monthly Board meeting was called to order at 7:15 pm. Trustees in attendance: Gene Coufal, Mark Frumkin, Don Kunze and Eric Tillemans. Trustee Merry Armstrong was absent. Watermaster Indigo Ganoung was also present.

2. Acceptance of July 14th, 2026 Monthly Board Meeting Summary

The July 14th, 2026 Monthly Board Meeting Summary was accepted as written.

3. Approval of July 2026 Financial Report

The July financial report was tabled until it could be finalized for next month's meeting.

4. Snowpack, Precipitation and Bishop Creek Flow and Storage Report

Eric Tillemans reported that SCE found that measured flows have been higher than forecasted this year. SCE is currently releasing flows at Plant 6 at Chandler Decree required minimums.

5. Old Business

a. Street Culverts

- i. 3028 Laurel Rd Culvert: Will discuss schedule for culvert replacement at annual meeting with Inyo County Road Department in October.
- ii. Annual Culvert Survey: Indigo will conduct the annual culvert survey in the next month.

b. Low ditch flows on Ranch Rd at Mt Tom Rd and Vista Rd: Flows are still varying. This item will be removed from the agenda but watermaster will keep an eye on it.

c. Damaged Diversion Structure at 218 Yaney St: The diversion needs work and is in DWPs court for the structure repair.

d. Leakage from Watterson Area Ditch onto LADWP: DWP is looking into this issue.

e. Use of Ditch Water at 210 S Mtn View Rd (member in good standing): The property is not for sale, but the observed yard sign was for renting a room.

f. Ditch Relocation at NW corner of Carol Ln. (Parcel no 011-510-27): No update, Indigo will contact the owner for a status update.

g. Collection of Past Dues: Gene is preparing package for collections in small claims court.

h. Water Rights Filing: Have not received any communication from the State Department of Water Rights.

i. Ditch Diversion Box Repair/Rebuild Project: On hold

j. Bishop Tribe BCWA Membership: No Update

6. Watermaster Report

Watermaster responded to 40 calls and 30 texts during the past month.

7. New Business

- a. Ron Yribarren expressed his concern with manipulation of his ditch water from upstream. Ron was encouraged to contact the Watermaster or a Board member when it occurs so we can go investigate.

8. Next Meetings

- a. The next monthly Board meeting will be held on September 8, 2026, at 7:00 p.m. at the Inyo County Board of Education Facility, Lozito Conference Center (GLCC), 166 Grandview Dr., Bishop.

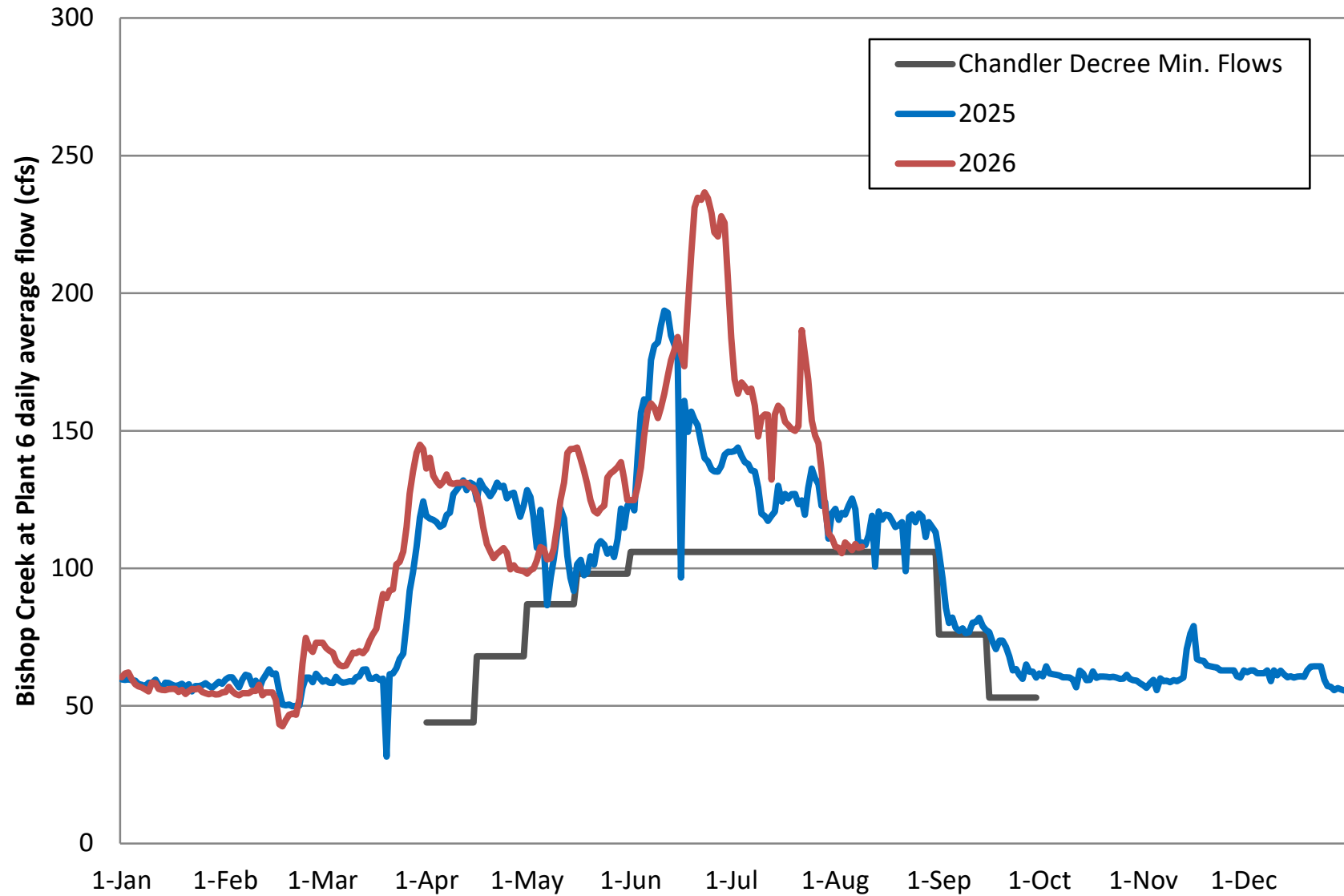
9. Adjournment

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Eric Tillemans
Secretary
Bishop Creek Water Association

Bishop Creek Flows at Plant 6



Inyo County / Bishop Creek Water Association Culvert MOU**(Page 1)**

Address	Distance	Inspection Date	Observations Upstream (grated?)	Observations Downstream (free flowing?)
207 S. Mountain View Rd.	454' N/Line St. (Nelligan Ditch)			
101 McLaren Rd.	59' N/Line St.			
283 S. Mountain View Rd.	Ranch Rd, 118' W/Mountain View Rd.			
112 McLaren Rd.	Brookside Dr. 45' E/Mountain View Rd.			
185 Mountain View Rd.	500' N/W. Line St. (Bishop Creek)			
371 Ranch Rd.	142' N/Majestic Way			
301 Ranch Rd.	Majestic Way 140' W/Ranch Rd.			
3780 Ranch Rd.	17' E/Vista Rd.			
3792 Ranch Rd.	155' E/Mt. Tom Rd.			
3656 Ranch Rd	Crosses Ranch Rd			
401 Ranch Rd.	65' S/Ranch View Ln.			
306 McLaren Rd	In McLaren Rd.			
306 McLaren Rd	In McLaren Rd.			
372 McLaren Rd	In McLaren Rd.			
372 McLaren Rd	In McLaren Rd.			
186 McLaren Ln.	30' E/Mountain View Rd.			
249 McLaren Ln.	287' E/Mountain View Rd.			
299 McLaren Ln	Crosses McLaren Ln			
348 McLaren Ln.	Crosses McLaren Ln			
255 Mt. Tom Rd	Crosses Mt. Tom			
510 Watterson Rd.	1 Street S/Fairview Cr. 15' E/Watterson Rd.			
480 Watterson Rd.	Fairview Cr. 15' E/Watterson Rd.			
777 Orinda Dr.	Underwood Ln. 34' W/Orinda Dr.			
747 Orinda Dr.	190' N/Underwood Ln.			
723 Orinda Dr.	184' S/Sierra Vista Way			
2727 Sierra Vista Way	Sarah View 32' N/Sierra Vista Way			
807 Sarah View	239' N/Sierra Vista Way			
595 S. Barlow Ln.	Sunset Rd.			
710 S. Barlow Ln.	109' N/Sunrise Dr.			
800 S. Barlow Ln.	Sunrise Dr. 35' E/S. Barlow Ln.			
817 S. Barlow Ln.	Sierra Vista Way 46' W/S. Barlow Ln.			
852 S. Barlow Ln.	Longview Dr. 38' E/S. Barlow Ln.			
817 S. Barlow Ln.	116' N/Sierra Vista Way			
807 S. Barlow Ln.	211 N/Sierra Vista Way			
625 S. Barlow Ln.	S. Barlow Ln & Sunset Dr. (SW to NW Cor.)			
628 S. Barlow Ln.	Sunset Dr. 30'E S. Barlow Ln.			
2766 Sunset Rd.	2234' W/S. Barlow Ln.			
2625 Sunset Rd.	In Sunset Rd.			
2594 Highland Dr.	20' W/S. Barlow Ln.			
3011 Morningside Dr.	Grandview Rd. 157' S/Laurel Rd.			
2511 Longview Dr.	665' E/S.Barlow Ln.			

Inyo County / Bishop Creek Water Association Culvert MOU

(Page 2)		Inspection Date	Observations Upstream (grated?)	Observations Downstream (free flowing?)
Address	Distance			
2698 Irene Way	205' S/Carol Ln.			
2760 Audrey Ln.	190' W/Sarah Ln. East edge of Property			
2762 Sierra Vista Way	324' W/ Sarah Ln.			
2606 Glenbrook Way	50' W/S. Barlow Ln.			
3029 E. Cedar St.	159' W/ Grandview Rd.			
3028 Laurel Rd.	170' W/Grandview Rd.			
3041 Morningside Dr.	Mesquite Rd. 150' N/Morningside Dr.			
405 S. Tumbleweed Rd.	200' S/Tumbleweed Rd. (Terminus)			
236 Pa Me Ln.	183' S/Birch St.			
234 Wildrose Ln.	185' N/Morningside Dr.			
366 Wildrose Ln.	180' S/Birch St.			
310 Sunland Dr.	827' S/W. Line St.			
595 Brockman Ln.	1005' N/Diaz Ln.			
138 Shepard Ln. (ES prop.)	344' N/W. Line St.			
375 Shepard Ln.	1604' N/W. Line St.			
325 Shepard Ln	In Shepard Ln.			
261 Shepard Ln	In Shepard Ln.			
213 Shepard Ln	In Shepard Ln.			
225 Shepard Ln	In Shepard Ln.			
201 Shepard Ln	In Shepard Ln.			
213 Mountain View Rd.	~700 ft No o/Line St @ No end of property			
2801 Underwood Ln	in Underwood Ln at Orinda Dr.			
485 S Barlow Ln	Barlow Ln No of Highland Dr. (No Ind. Ditch)			

BISHOP CREEK WATER ASSOCIATION

Post Office Box 1273
Bishop, California 93515

July 16, 2026

Ms. Heidi Christensen

Desiderata Homeowners Association President

128 Desiderata Ln.

Bishop CA 93514

Dear Ms. Christianson,

The Bishop Creek Water Association (BCWA) has recently completed a mapping effort in order to rectify errors in the BCWA membership database. This effort, along with the position taken by an individual property owner in the Desiderata Complex, has raised questions regarding how BCWA membership is handled regarding the Complex. BCWA records are void regarding a history on how membership was established when the Complex was developed. The guide for determination of how to handle membership in the Desiderata Complex is the BCWA Articles and By-Laws. If you are not familiar with the history of the Bishop Creek Water Association, it was formed in 1905 by the users and appropriators of the waters of Bishop Creek for use on lands located on the Bishop Cone in the County of Inyo, State of California, for: 1) the purpose of protecting their rights to the waters of said Bishop Creek; and 2) to apportion said waters among the several users. In 1922 the court ordered Chandler Decree adjudicated the waters of Bishop Creek and the diversions by the Association of Bishop Creek waters from the main canals. This caused the members of this Association to amend the Articles of the Association to conform to the changes. A copy of the BCWA Articles and By-Laws can be found on the BCWA website, www.BishopCreekWater.org.

Provisions for membership are found in Article VIII, Sections 1-3 (pages 6-7) of the By-Laws. Following is a key applicable provision:

Section 2 – “ Any owner of real property whose property is traversed by, borders on, or has access to any stream, canal, or ditch carrying the water of Bishop Creek, and located within the boundaries as shown on Exhibit A, shall automatically be a member of this Association and shall be entitled to the benefits and burdened by the duties imposed herein. Any question of membership shall be referred to the Arbitration Committee, shall be binding upon all parties. “

BISHOP CREEK WATER ASSOCIATION

Founded in 1897

BISHOP CREEK WATER ASSOCIATION

Post Office Box 1273
Bishop, California 93515

As we understand, each party in the Desiderata Complex: 1) individually owns their own parcel; and 2) has part-ownership in the common areas. So, as it appears each property owner that is traversed by, borders on, or has access to any stream, or ditch carrying the water of Bishop Creek in the Desiderata Complex is a member of the BCWA and each property owner is a member based on the common area (which generally has Bishop Creek travelling through it in some fashion). What is at question is whether an individual parcel meets the above requirement. Based on the above there may be a basis for some property owners not being BCWA members based on their individually owned parcel. Currently, all but one parcel in the Desiderata Complex is on the list of BCWA members, however, two properties (122 and 124) are significantly behind in paying their assessments.

We wish to clarify BCWA membership in the Desiderata Complex so that it is consistent with the BCWA Articles and By-Laws and we are able to knowledgeably deal with members not paying their assessments. We would like to discuss resolving this issue. We would be happy to meet with you individually, with your Board, or at one of the BCWA Board meetings (2nd Tuesday of each month). Your help in this effort would be greatly appreciated. I can be reached on (760) 920-7592.

Sincerely,



BCWA Board of Trustees

Gene Coufal - President

Merry Armstrong

Don Kunze

Mark Frumkin

Eric Tillemans

BCWA Board Members

BISHOP CREEK WATER ASSOCIATION

Founded in 1897

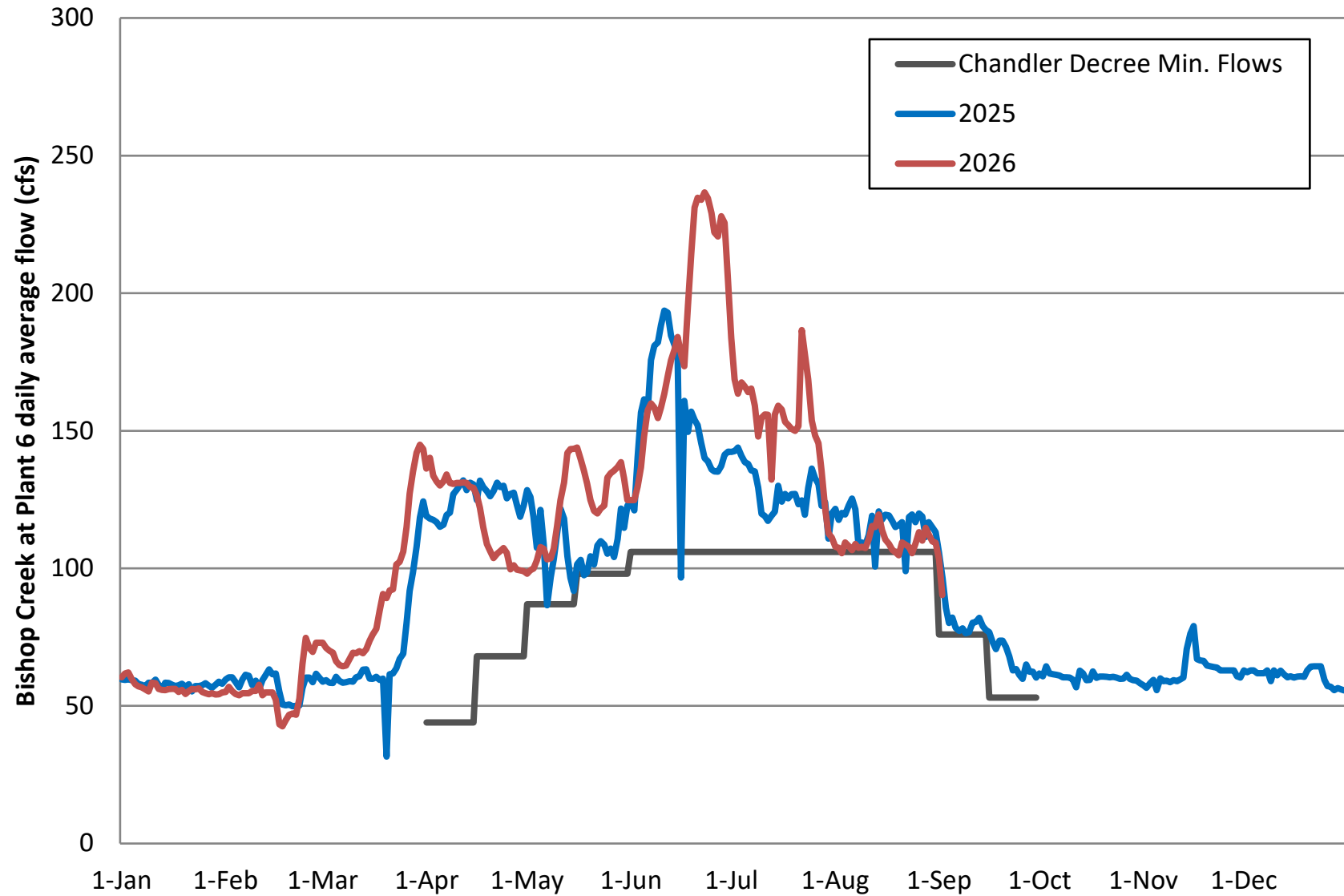
Date 8/11/2026[illegible]

**BISHOP CREEK WATER ASSOCIATION
2026 FINANCIAL REPORT**

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	OCTOBER	NOV.	DECEMBER	YEAR
BEGINNING SAVINGS BALANCE	87,130.77	87345.63	77605.12	58039.71	58990.34	87390.01	106864.05						
BEGINNING CHECKING BALANCE	11122.13	3844.26	10401.82	26453.28	15693.87	10313.16	7653.71						
CUSTOMER DEPOSITS TO CHECKING		956.00	262.20	812.00			296.07						
WORKERS COMP REFUND						235.54							
CUSTOMER DEPOSITS TO SAVINGS					28318.00	19422.00	4892.40						
INTEREST INCOME TO SAVINGS	214.86	259.02	172.39	138.63	168.42	235.54	268.05						
TOTAL DEPOSITS	214.86	1215.02	434.59	950.63	28486.42	19893.08	5456.52						
TRANSFER FROM SAVING		10000.00	20000.00										
EXPENSES													
WATERMASTER PAY	3668.97	1745.64	1745.64	1745.64	2618.46	936.68	2618.46						
TRUCK ALLOWANCE	900.00	450.00	450.00	450.00	675.00	275.00	825.00						
WATERMASTER VACATION PAY													
WATERMASTER PHONE	96.42	96.34	81.23	91.19	96.43	96.43	96.61						
PAYROLL TAXES - IRS	1646.90			1116.00			1087.40						
PAYROLL TAXES - STATE					348.75								
PAYROLL - TAXES UNEMPLOYME	205.31			202.08			126.23						
STATE FUND - WORKERS COMP INS.		595.77					348.75						
CAL RURAL SPECIAL DISTRICT INS.				7148.00									
CRWA MEMBERSHIP			278.00										
HOLLAND & ALLRED CPA	753.77		696.22			752.70							
USPS - STAMP/ BOX RENT					702.00		216.00						
PRINTING		1071.19				592.14							
LEGAL FEES													
WEBSITE & ZOOM													
DITCH COLVERT FACILITY REPAIR/ MAINT.			690.95		933.57								
BANK CHARGES	6.50	6.50	6.50	6.50	53.25	110.00	24.25						
Dinner													
BROWN'S													
RETURNED CHECKS/BANK CHARGES					40.00	80.00							
TOTAL EXPENSES	7277.87	3965.44	3948.54	10759.41	5467.46	2842.95	5342.70						
ENDING CHECKING BALANCE	3844.26	10401.82	26453.28	15693.87	10313.16	7653.71	2624.83						
ENDING SAVING ACCT. BALANCE	87345.63	77605.12	58039.71	58990.34	87390.01	106864.05	112006.75						
TOTAL BANK BALANCE	91189.89	88006.94	84492.99	74684.21	97703.17	114517.76	114631.58						

9/7/26

Bishop Creek Flows at Plant 6



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