

Bishop Creek Water Association
Monthly Board Meeting Agenda
October 13, 2026
7:00 pm

1. Opening and Introduction
2. Acceptance of September 8, 2026, Monthly Board Meeting Summary
3. Approval of the August and September 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. Leakage from Waterson Area Ditch onto LADWP
 - c. Ditch Relocation at NW corner of Carol Ln. (parcel no 011-510-27)
 - d. Collection of Past Due Assessments
 - e. Water Rights filing
 - f. Ditch Diversion Box Repair/Rebuild Project
 - g. Use of ditch water by members not in good standing
 - h. 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: November 10, 2026, at 7:00 pm at GLCC
10. Adjournment

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

1. Opening and Introduction

BWCA Monthly Board meeting was called to order at 7:02pm. Trustees in attendance: Gene Coufal, Mark Frumkin, Don Kunze and Ben Arcularius (For Eric Tillemans). Trustee Merry Armstrong attended via phone. Watermaster Indigo Ganoung was also present.

2. Acceptance of August 11th, 2026 Monthly Board Meeting Summary

The August 11th, 2026 Monthly Board Meeting Summary was accepted as written.

3. Approval of July and August 2026 Financial Report

The July financial report was unanimously approved while the August report was tabled until it could be finalized for next month's meeting.

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

Ben Arcularius reported that SCE is currently releasing flows at Plant 6 at Chandler Decree required minimums. These minimums may require some substantial adjustments throughout the system with lower Chandler Decree flows expected in mid-September.

5. Old Business

a. Street Culverts

- i. 3028 Laurel Rd Culvert: The board will make this culvert a priority at the annual meeting with Inyo County Road Department in October.
- ii. Annual Culvert Survey: Indigo is making progress on the annual culvert survey.

b. Damaged Diversion Structure at 218 Yaney St: LADWP fixed this issue.

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

d. Ditch Relocation at NW corner of Carol Ln. (Parcel no 011-510-27): Indigo reported that work has begun but there has been no response from the owners.

e. Collection of Past Dues: Gene is preparing package for collections in small claims court. There are 28 accounts with past due accounts over 3 years. There are still a few discrepancies with BCWA data that need to be cleaned up.

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

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

- h. Use of ditch water by members not in good standing: Discussion centered around recourse for holding owners accountable. Sending a letter to owners not in good standing to start a record of violation was discussed.
- i. Bishop Tribe BCWA Membership: No Update

6. Watermaster Report

Watermaster reported dealing with the seasonal low flows. Indigo will be on vacation October 1-6 and Matt Durkee will cover for her.

7. New Business

- a. Wayne Matlick reported that the sand traps in the vaults along Rocking W Drive are starting to fill up.
- b. The Board approved the sending a condolence card and flowers from the BCWA to Matt Durkee in recognition of his wife Becky's passing. Don said he would handle it.

8. Next Meetings

- a. The next monthly Board meeting will be held on October 13, 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 7:52 p.m.

Respectfully Submitted,



Eric Tillemans

Secretary

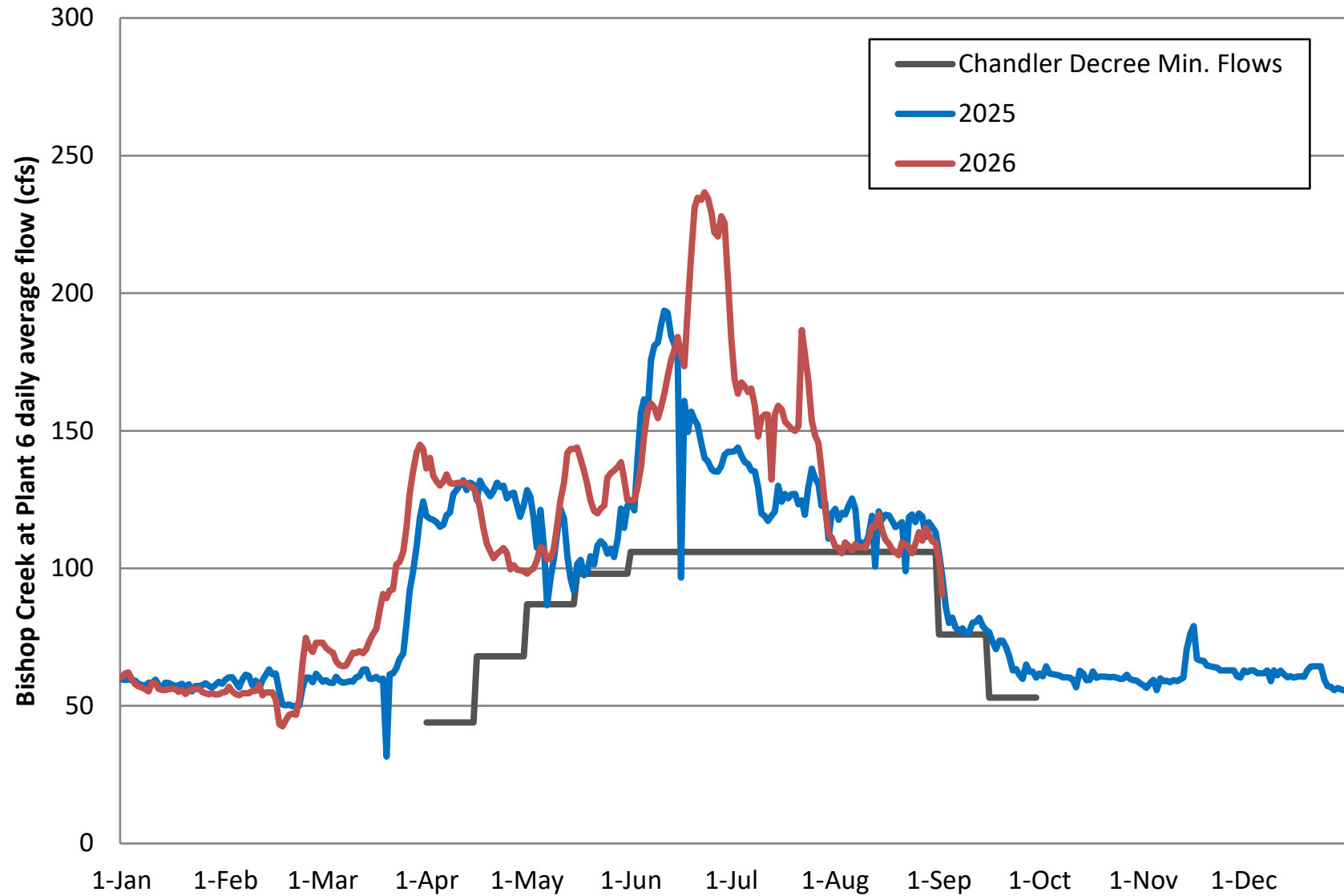
Bishop Creek Water Association

**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



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)			

As of September 4, 2026

Page 1

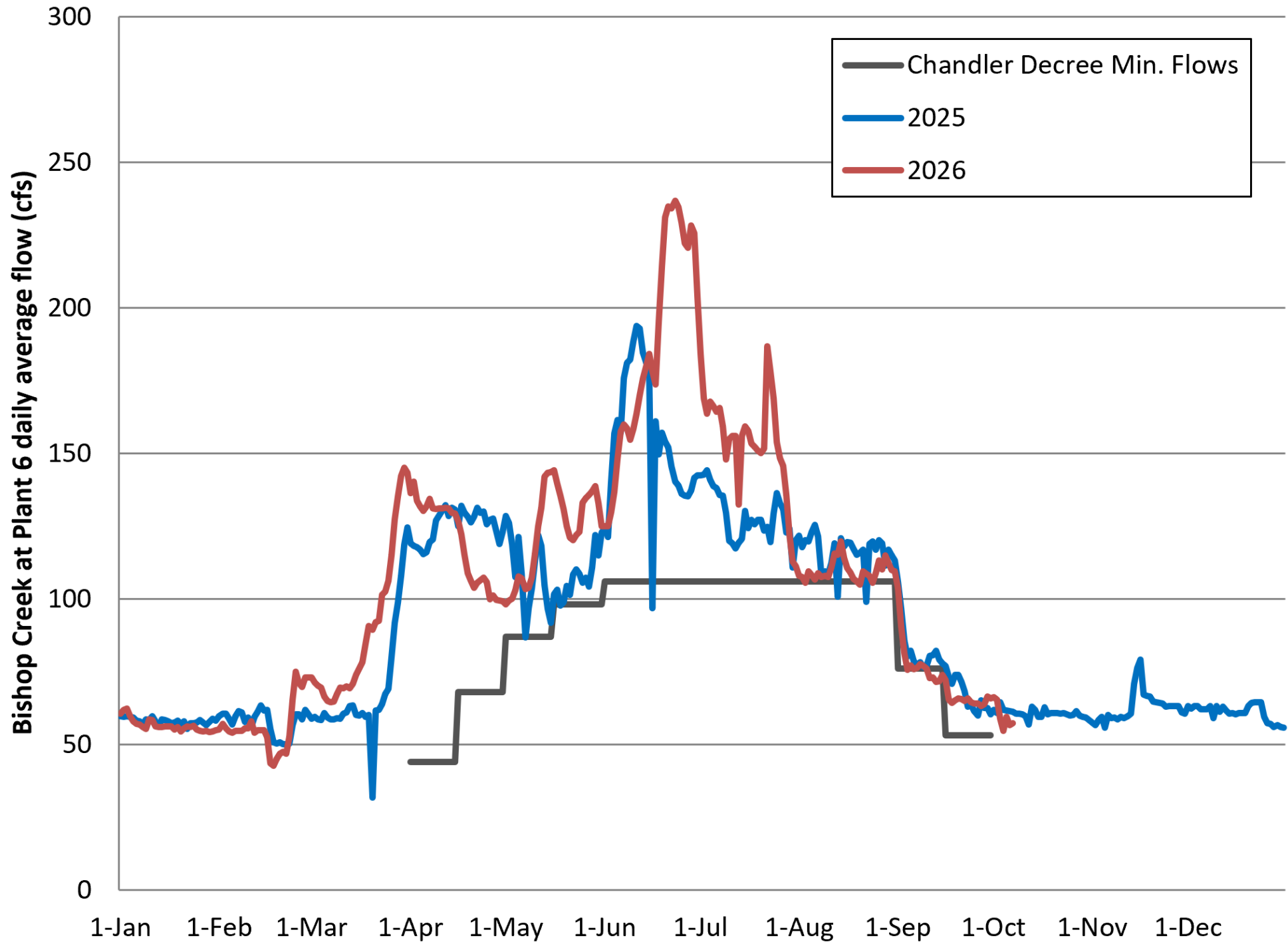
As of September 4, 2026

Page 2

Date 9/8/2026

[illegible]

Bishop Creek Flows at Plant 6



Sep 19, 2026, 11:59 AM

Eric,
Thanks for the communication. Please let me know when you plan to reinstall the headgate. Thanks Gene

On Sep 19, 2026, at 7:49 AM, Eric Rose <Eric@masterstouch.co> wrote:

From: Eric@masterstouch.co

To: nc3e@aol.com

Sep 19, 2026, 7:49 AM

Good morning Gene,

Yes... we finally got the gate dislodged from it's mooring! I didn't expect it to be so difficult to deal with... I initially had a small tractor with a backhoe attachment that I tried to get it out with... to no avail... it moved about 1" and no more. Then I got a larger, more powerful mini-ex over there... moved about 2"! Had to get a small excavator over there to get it out, and it was still a struggle. We will get the gate cleaned up and repaired before we re-install it.

I spoke with Indigo to see if you had a specific location that you wanted for the gate... she said near the main stream, so that is what we are planning to do... let me know if you want more input. I don't have a firm date yet, but I would say we should have it installed by the end of October if all goes well.

Thanks,

Eric Rose
707.539.7600



BISHOP CREEK WATER ASSOCIATION

Post Office Box 1273
Bishop, California 93515

October 1, 2026

Anne Almeida Trust
372 N. Mountain View Road
Bishop, CA 93514

Dear Anne Almeida Trust:

Bishop Creek Water Association Past Due Assessment

A letter dated January 26, 2026, was sent to you regarding your property at 372 N. Mountain View Road (Parcel Number 11-040-10), from the Bishop Creek Water Association (BCWA) explaining your membership, and the needs and legal obligations of the association (copy attached). You are annually sent a letter regarding BCWA activities and a billing(s) regarding your Bishop Creek Water Association assessment. At the beginning of May you were sent a BCWA annual report and your billing statement which included your 2026 assessment along with your past due assessment amount. The BCWA Articles and By-Laws (see BCWA website BishopCreekWater.org) call for payment of the annual assessment within 30 days of notice (Article XIV, Section 2). Also, at the beginning of July you were sent notification that your 2026 assessment was not paid within 60 days and that you would be penalized a 10% basic late payment penalty (Article XIV, Section 2). Currently, we still have not received your payment. The current balance on your account, including past due assessments, is \$477.40 (attached).

The Board of Trustees of BCWA has authorized, directed and instructed its officers to pursue collection of unpaid assessments as provided for in the BCWA By-Laws. Your account now has an overdue balance as shown on the attached invoice. This letter is being sent to you to notify you that unless you pay your overdue balance within the next 30 days it will be necessary for the BCWA to initiate legal action (Article XIV, Section 2). In the recent past the BCWA took several non-paying members to Small Claims Court to recover past due assessment fees. This effort resulted in court judgments favorable to the BCWA. Settlements based on court ruling judgments consisted of the amount of past due assessments plus court fees.

To avoid further unnecessary action and costs please remit your payment by November 1, 2026 to: Bishop Creek Water Association, P.O. Box 1273, Bishop CA. If you have recently made your payment, please disregard this notice.

Sincerely,



Board of Trustees

Gene Coufal - President (760) 873-6209

Merry Armstrong (760) 920-9959

Don Kunze (760) 937-0128

Mark Frumpkin (818) 590-0554

Eric Tillemans (760) 920-8989

Attachments

Cc: Board of Trustees

BISHOP CREEK WATER ASSOCIATION

Founded in 1897

BISHOP CREEK WATER ASSOCIATION

Post Office Box 1273
Bishop, California 93515

January 26, 2026

Dear Bishop Creek Water Association Member,

You have annually received letters and billings regarding your Bishop Creek Water Association (BCWA) assessments. The Board of Trustees of BCWA has authorized, directed and instructed its officers to pursue collection of unpaid assessments as provided for in the BCWA By-Laws. Your account now has an overdue balance as shown on the attached invoice. This letter is being sent to you to notify you that unless you pay your overdue balance within the next 30 days it will be necessary for the BCWA to initiate an action in small claims court. In the recent past the BCWA took several non-paying members to Small Claims Court to recover past due assessment fees. This effort resulted in court judgments favorable to the BCWA. Settlements and court ruling judgments consisted of the amount of past due assessments plus court fees.

One of the common threads in questions/issues that kept coming up in the court proceedings is "why do I have to pay?" The response to that is twofold:

- 1) **There is management and operations need.** The BCWA is responsible for distribution and regulating water to all association members in the Bishop area (approximately 965 members). The association is managed and operated under the guidance of Articles and By-Laws (available on the BCWA website, www.bishopcreekwater.org).

Membership to the association is automatic by virtue of having Bishop Creek water flowing on one's property (BCWA By-Laws, Article VII, Section 2). 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. "

Management and operation of the BCWA requires the employment of a Watermaster to ensure every member receives their equitable share of water. Without a Watermaster the flow of Bishop Creek would not be equitably distributed. The Watermaster, on a regular basis, is in the field, patrolling, monitoring, adjusting flows, and cleaning debris from gates to ensure that the water keeps flowing and is distributed properly. The BCWA also pays for bookkeeping services to maintain membership records and do billing. These costs are itemized in the annual BCWA budget. The budget is approved at the BCWA annual meeting held on the last Monday of January each year. If you go to the BCWA website and look up the January 27th, 2025, meeting summary, you will find the membership approved budget for 2025. Payment of the Watermaster's salary, bookkeeping, insurance, and maintenance of an aging distribution system relies solely on the fees paid by the BCWA membership. The association, as a community entity, cannot maintain the necessary distribution facilities and

BISHOP CREEK WATER ASSOCIATION

Founded in 1897

BISHOP CREEK WATER ASSOCIATION

Post Office Box 1273
Bishop, California 93515

provide for equitable distribution of water unless everyone utilizing and enjoying these waters pays their assessments.

- 2) **There is a legal obligation.** In 1905 the BCWA was formed as an unincorporated association by the users and appropriators of the waters of Bishop Creek for use on lands located on the Bishop Cone for the purposes of protecting their rights to the waters of Bishop Creek, and to apportion said waters among the users.

To determine the rights of users to the waters of Bishop Creek, an action was filed in the United States District Court in and for the Southern District of California, Northern Division, Case No. B-16 in Equity. On January 27, 1922, a Final Decree determining the respective rights to the waters of Bishop Creek was filed. This decree is commonly known as the *Chandler Decree*. Article IX of the *Chandler Decree* determined that the users "*at their own expense, shall pro-rate, rotate, divide, distribute the waters of Bishop Creek among themselves, and their lands, and the several ditches, supplying the same in such amounts and at such times as they see fit*". Article XI of the *Chandler Decree* made that decree binding upon the parties and *their respective successors in interest and assigns*.

Since then, the BCWA has regulated the equitable diversion of water from the main canals to the lands of the members of its association. Association members include all owners of land described in Paragraph 1 of the *Chandler Decree*. The Articles and By-Laws include a map showing the area of land requiring mandatory membership. The Articles and By-Laws specifically authorize BCWA to levy assessments against its members to pay its expenses. Pursuant to this authority, BCWA has levied assessments and bills its members annually.

Hopefully this explanation answers your questions/concerns and helps you understanding the importance of each member fulfilling their obligation in order to enjoy the privilege of utilizing the waters of Bishop Creek. Paying your past due assessments will avoid the negative, time-consuming, money-wasting legal process. In fairness to the entire BCWA membership please comply and bring your account up to date.

If you have any other questions or have a specific issue regarding payment of a past due assessment, please contact me or any Board member at one of the numbers below.

Sincerely,



Board of Trustees

Gene Coufal – President (760) 873-6209

Merry Armstrong (760) 920-9959

Don Kunze (760) 937-0128

Mark Frumpkin (818) 590-0554

Eric Tillemans (760) 920-8989

Cc: Board members

BISHOP CREEK WATER ASSOCIATION
Founded in 1897

Bishop Creek Water Association
P. O. Box 1273
Bishop, CA 93515-1273

Annual Water Assessment

Parcel #	Billing Date	Due Date
11-040-10	10/1/2026	10/31/2026

Amount Due	Amount Enclosed
\$477.40	

Anne Almeida Trust
372 N. Mountain View Road
Bishop, CA 93514

Return this portion of statement with your payment.

Be sure to include parcel # on your check.

Bishop Creek Water Association
Water Master 760-920-7981
P.O. Box 1273, Bishop, CA 93515-1273 Website: BishopCreekWater.org
A 10% penalty will be added if not paid within 60 days from billing date.

Member agrees to comply with the rules and regulations of the Association, to reasonably manage Bishop Creek water flowing on Member's property (including, but not limited to, removing weeds, leaves, trash and debris from, and reasonably maintaining ditches and pipes conveying Bishop Creek Water located on Member's property) and to change no settings on any boxes, headgates or diversion works owned by the Association which may regulate Bishop Creek Water, whether or not located on Member's property.

Date	January 01 to December 31, 2026			Amount	Balance
12/31/2025	Balance forward				433.40
05/01/2026	Water Assessment Fee - Surface/Ground Water on Property			40.00	473.40
07/06/2026	INV #FC 1826. Finance Charge			4.00	477.40
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	0.00	0.00	4.00	473.40	\$477.40

The attached letter was sent to the list of association members below:

Anne Almeida Trust \$477.40
Brady & Kelsey Peek \$440.00
David & Rickie Pratt \$264.00
Michael & Samantha Burg \$176.00
Daniel Jacobs \$396.00
Daniel McMurry \$661.40
Daniel McMurry \$477.40
Dave Metcalf Jr. \$477.40
Dave Metcalf \$477.40
Jeff O'Brien \$621.00
Mark Olsen \$924.40
Paul Rasmussen \$400.00
Robert Toth Jr. \$220.00
Todd Harding \$220.00
Cindy Baugh \$477.40
Elizabeth Phillips \$352.00
Kimberly Robison \$352.00
Linda Akyuz \$176.00
Scott Leavitt & Helen Qian \$264.00
Valerie Nioche & Fred Carleton \$176.00
White Mountain Ranger Station \$264.00
William & Khanthong Snyder \$261.40