

Chemeketa Park Mutual Water Company

P.O. Box 588, Redwood Estates, CA 95044-0588

<http://www.chemeketapark.org>

Water Master: Tyler Boswell (408) 590-9715

Board of Directors Meeting, April 12, 2012

Officers & Directors	Phone	E-Mail
Linda Wallace, President	353-3980	lindalwallace@earthlink.net
Peter Bedworth, Vice-President	353-6069	peter.v.bedworth@lmco.com
David Casper, Secretary	353-9728	david@clancasper.net
Ted Romero, Treasurer/Roads/Clubhouse	353-3050	myredwoods@yahoo.com
Brad Hartzell, Fire Prevention	353-3668	bjhartzell@verizon.net
Garry Shapiro, Alternate/Water	353-6068	garry@ni6t.com
Also Present		
Tyler Boswell, Water Operator	590-9715	
Lisa Ridenour, Bookkeeper/Collections	792-7762	gdrtax@gmail.com
Roy Nelson, Chris Sands, Amy Burrichter		

Mark your calendar: Annual Meeting on May 6, 2012 at 1:00 pm at the Clubhouse

Call to order – President Linda Wallace called the meeting to order at 8:04 PM.

Acceptance of the Minutes – March minutes were approved (Brad proposed, Peter second)

Finance report – Lisa reported that there were two large expenses last month, a payment of \$2,763 to Roy Nelson for engineering work on the tank replacement project and a payment of 3,040 to Chris Sands for clearing the gateway to the property on Lower Ogallala. There are currently eight delinquent accounts (greater than 90 days past due) and the total amount due for these accounts is \$32,496. Of these accounts, one was sent a notice, one has established a payment plan and six have water shut off and/or had a lien filed.

Lisa also reported on discussions with the County on filing property liens for accounts that have been delinquent for a long time. Our lawyers sent the County a formal letter a week ago, requesting a legal justification for not accepting the liens. Lisa will report back next month on the County's response.

Water report – Treated water production for March was 1,534,400 gallons. There were multiple rain events during the month, so the plant was operating for 28 days and average daily production was 54,800 gallons. Moody Gulch flow has increased since March and is running 120% over our demand. Raw water quality varied with the rain events and ranged from 1.54 to 24 NTU, but it was in the 1.6 to 3.0 NTU range for 90% of the month. Average finished water turbidity was 0.072 NTU (.300 NTU is the maximum turbidity allowed by the state). The plant has been running at 46% of capacity.

Tyler and Roy Nelson reported progress on the upper tank refurbishment project. Roy submitted engineering drawings for the new roof to the California DPH for feedback. Once that is complete, he will submit the plans to the county and apply for a building permit. Tyler has started work to switch the inlet pipes from the first tank to the second tank and install valves so that we can isolate the first tank once construction starts. He should have this work finished in the next two weeks. According to the current timeline, this project should be completed by the end of June.

Tyler is still working with American Leak Detectors to schedule survey to find leaks in the distribution system. He is waiting for dry weather without too much wind, since that interferes with the detection equipment.

Roads report – Ted reported that Amy cleaned culverts to improve drainage after the recent rains.

Clubhouse report – Brad reported that he ordered dumpsters for the cleanup days this year from June 2nd to June 10th. The dumpsters will be placed in the playground and residents can drop off trash all week.

Repair and maintenance updates:

- Peter reported that he spotted graffiti spray paint on the back of the clubhouse and on the propane tank. Ted will ask Amy to investigate and fix any damage.
- Linda is working with Chris Sands to get a quote for fixing the fascia along the back roof of the clubhouse.
- Ted reported that Amy cleaned up the playground last month – weeding, clearing brush and trimming back the blackberry vines.

Fire prevention report – A reminder: Chemeketa is scheduled for brush removal from May 12th to the 20th. As in past years, residents can drop off their brush at the playground and the FireSafe crew will chip and remove it. Full details are available on the website at <http://www.sccfiresafe.org/santa-clara-county-fire-safe-councils/lexington-hills>.

Other business – The Board discussed plans for a potluck barbeque lunch before the General Meeting on May 6th. The potluck will begin at 11:30 and each Board member was assigned tasks to get prepared.

Linda adjourned the meeting at 11:42 PM

Respectfully submitted,
David Casper, Secretary