

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 11, 2013

Officers & Directors	Phone	E-Mail
Linda Wallace, President	353-3980	lindalwallace@earthlink.net
Garry Shapiro, Vice-President/Water Projects	353-6068	garry@ni6t.com
David Casper, Secretary/Treasurer	353-9728	david@clancasper.net
Peter Bedworth, Roads	353-6069	peter.v.bedworth@lmco.com
Brad Hartzell, Fire Prevention/Maintenance (absent)	353-3668	bjhartzell@verizon.net
Sue Levy, Alternate (absent)	656-0813	sue.levy@lmco.com
Also Present		
Tyler Boswell, Water Operator	590-9715	
Lisa Ridenour, Bookkeeper/Collections (absent)	792-7762	gdrtax@gmail.com
Dan Markey		

Call to order – President Linda Wallace called the meeting to order at 8:10 PM.

Acceptance of the Minutes – Minutes from the March meeting were not available for review, so the Board will consider them for approval them at the next monthly meeting.

Finance report – Lisa was unable to attend the meeting, but submitted a financial report by email in advance. There was one large expense during March in the amount of \$987 to Control Laboratories, Inc. for water quality testing. In addition, Lisa sent a deposit check to Carson Liners for \$10,000 from the water system improvement fund. There are currently nine delinquent accounts (greater than 90 days past due) and the total amount due for these accounts is \$42,893.75. Of these accounts, three have established payment plans and the other six have water shut off and/or had a lien filed.

Water report – Treated water production for March was 1,551,100 gallons. Average daily production over 31 days was 50,035 gallons. The flow in Moody Gulch increased slightly due to some moderate rain events, but has begun to subside again with the warmer, longer days. The creek is flowing about 120% over online demand.

During the month, the turbidity of raw water was stable due to the lack of significant rain events or runoff. Raw water turbidity ranged from 1.02 to 2.09 NTU and average finished water turbidity was 0.040 NTU (.300 NTU is the maximum turbidity allowed by the state). The plant was running at 48% of capacity.

Brad and Tyler reported progress on the tank replacement project:

- Brad signed a contract with Nate Merrill for installing the new metal roof. He has ordered materials and is starting prep work. Tyler reported that he ordered the new roof hatch, air vent and hatch gasket, and they were delivered to Nate's workshop. Nate will begin installation on June 1st.
- Tyler and Brad will put up notifications and signs along the road and at all entrances 30 days in advance. Also, Brad will make sure that all brush is cut back before Nate's start date. There will also be information posted at <http://www.chemeketapark.org>.
- Tyler's new quote from Carson Liners is for \$29,691.88, which includes both the liner and installation. He is keeping their installers informed to make sure they're ready as soon as Nate is done with the roof.

Dan Markey presented his notes on the project to build a new tank at the lower Ogallala entrance. Since this is new construction, the county requires multiple reports to be filed and multiple levels of review. To begin, we submit a feasibility study to the county planning department with a surveyed site plan and geotechnical report. Once that's completed we'll need to submit further engineering and design reports to apply for a building permit. He estimates that the approval process will take 6 months and cost about \$30,000. The first step is to hire a surveyor to map the property boundaries and elevations. The Board authorized Dan to go forward with the survey, not to exceed \$5,000 (David proposed, Peter second). Dan will report back on progress at the next Board

meeting and will be available at the annual membership meeting to answer questions.

Roads report – Peter reported no progress on road projects last month. He will soon be installing signs and painting street markings near fire hydrants and will work on a cost proposal for replacing the bollard on Apache Trail at the intersection with Walla Walla Trail. A truck damaged this bollard last month.

Clubhouse report – Linda reported that the Community Association installed an irrigation pipe to the planting beds at the playground entrance. Thanks to all the volunteers and community supporters for donating time and money to get this completed!

Fire prevention report – The schedule for brush chipping and pickup at the playground was posted at <http://www.chemeketapark.org>. The Board encourages all homeowners to take advantage of this free program and bring their brush and small branches (less than 8" in diameter) to the park between Friday, May 10th and Sunday, May 17th.

Other Issues – David reported that Lisa mailed out a notice to the membership on proposed assessment increases and Bylaw changes for presentation at the Annual Membership Meeting in May. The mailing was postmarked April 5th, so this satisfies the requirement for 30 days advance notice.

Linda adjourned the meeting at 11:45 PM

Respectfully submitted,
David Casper, Secretary