

Chemeketa Park Mutual Water Company

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

Water Issues? Call Tyler Boswell at (408) 590-9715
Billing Questions? Call Lisa Ridenour at (408) 792-7762
Contact the Board – <http://chemeketapark.org/contact>

Board of Directors Meeting, November 14, 2013

Present – President Linda Wallace, Vice-President Garry Shapiro, Secretary/Treasurer David Casper, Director Dan Markey, Director Fred Schenkelberg, Alternate Director George Bruder, Watermaster Tyler Boswell and Bookkeeper Lisa Ridenour. Also attending were members David Dietrich and Jody Whitsell.

Not attending was Alternate Director Brad Hartzell.

Call to order – Linda Wallace called the meeting to order at 8:03 PM.

Acceptance of the Minutes – Minutes from the October Board of Directors Meeting were approved (Linda motioned, Dan second)

Finance report – Lisa submitted a financial report to the Board for the month of October. Three large payments sent during the month were \$3,000 to Michael Murray for the CPA financial review, \$4,000 to George Bruder for the new picnic tables in the playground and \$3,455.00 to Gallagher, Reedy and Jones for legal costs of an ongoing property rights dispute. There are currently six delinquent accounts (greater than 90 days past due) and the total amount due for these accounts is \$33,176.77. Of these accounts, one has been sent a final notice, one has established a payment plan and the other four have water shut off and/or had a lien filed.

Linda noted that the new California law enacted under Assembly Bill 240 would go into effect on January 1st. David will research the law and report back on any new requirements regarding notification of company meetings and notices for past-due accounts.

Water report – Treated water production for October was 1,020,300 gallons. Average daily production over 31 days was 32,913 gallons. The flow in Moody Gulch is still slowing and is flowing slightly above demand. Raw water turbidity ranged from 0.81 to 1.55 NTU and average finished water turbidity was 0.032 NTU (.300 NTU is the maximum turbidity allowed by the state). The plant was running at 40% of capacity.

Tyler reported back on his investigation of culvert repairs conducted by Caltrans contractors on Highway 17 at Moody Gulch. The work is done now, but they were working for 2 weeks and Tyler is concerned that they may have contaminated the creek with chemical runoff. He has started a conversation with the Caltrans engineer that was overseeing the project and reported the issue to the Department of Health Services.

Tyler also reported that he visited the company's damaged backup water facility at Los Gatos Creek. He collected, dismantled and sorted the remains of the suspended electrical lines and pipes that ran to the sump pump in the creek. He identified new anchor points for the replacement cable and will start running a new electrical line this month. Once power is restored, he can test the pump and determine the next steps.

Dan reported on the new tank project. He was discussing the project with a civil engineer that he has worked with in the past. He recommends that we hire this engineer to assemble the pre-application report for the County planning board, which will take 3 to 4 weeks. The Board approved the expense, not to exceed \$2,500 (Garry motioned, George second).

Linda gave Tyler and the Board a letter that she received from the California Department of Public Health with a list of issues found during the onsite review of the water treatment and distribution systems on October 11th. These issues will be reviewed before the next monthly meeting and the Board will provide a formal response.

Roads report – During the past month, the damaged boards were replaced in the fence in front of the upper tanks. The fence still needs to be painted and Lisa will work to schedule that this month.

Lisa will also schedule road painting that is necessary after the resurfacing project. They will paint parking lines at the playground entrance, a half-basketball court on the playground blacktop, fire lanes and red curbs at fire hydrant locations and stripes on speed bumps. She contacted the company that did the painting last time and got a quote of \$3,125 for the work. The Board voted to approve the expenditure (Fred motioned, David second).

Chris Sands has been contacted to put up bollards and chains in front of the water company's property at the corner of Comanche Trail and Nez Perce Trail.

Clubhouse report – The annual Oktoberfest community picnic took place on October 26th at the clubhouse. It's estimated that there were at least 40 members that attended throughout the afternoon and many children enjoying the playground equipment. Thanks to Mark Wallace for providing music.

New picnic benches and table were installed in time for the community picnic. The Board thanks George Bruder for his construction work and for organizing this project on behalf of the community association.

There was a discussion about the pressure washing of the clubhouse and options for staining. David will get stain samples and meet with Linda on Sunday to choose a color. Lisa will contact contractors and get a couple quotes for the work.

Other issues – Linda reported that she was contacted by County Supervisor Mike Wasserman's office and they are trying to schedule a meeting with the three water companies and Midpeninsula Regional Open Space District to discuss the final agreement for the Moody Gulch transfer. She expects that the meeting will take place some time in December.

David Dietrich and Jody Whitsell, owners on Sioux Trail, presented the Board with a copy of the agreement that was signed in 1988 for the water company to abandon right-of-way on Sioux Trail and treat the road as a driveway. The owners want to formalize the agreement and file it with the county so that it will transfer with the deed of trust when the property is sold to a new owner. The Board had no objection in principle, but won't have an official position until presented with the new agreement. Mr. Dietrich is discussing the language with his lawyer and will send the Board a proposal.

Linda reported that she met with the escrow officer regarding the transfer from Aldercroft Heights of the land parcel behind the clubhouse. Linda signed the papers and is now waiting for a representative from Aldercroft Heights to sign before the transfer is complete.

Linda adjourned the meeting at 11:02 PM

Respectfully submitted,
David Casper, Secretary

The next Board of Directors Meeting is scheduled for Thursday, December 12 at 8:00 PM and will be held at the Chemeketa Park Clubhouse. All members are welcome to attend.