

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, February 13, 2014

Present – President Linda Wallace, Secretary/Treasurer David Casper, Director Dan Markey, Director Fred Schenkelberg, Alternate Director Brad Hartzell, Watermaster Tyler Boswell and Bookkeeper Lisa Ridenour. Also attending were members Victor Castellanos and Diane Schenkelberg.

Not attending were Vice-President Garry Shapiro and Alternate Director George Bruder.

Call to order – Linda Wallace called the meeting to order at 8:02 PM.

Acceptance of the Minutes – Minutes from the January Board of Directors Meeting were approved (Brad motioned, Linda seconded).

Report Out of Closed Session – The Board met in closed session after the open meeting. They discussed the ongoing property dispute with Victor Castellanos. The Board reviewed the current draft of the settlement agreement and agreed to work towards a settlement.

Public Comment – Victor Castellanos addressed the Board regarding the ongoing property rights dispute. There was no discussion or negotiation between the parties, since this is an open legal case and no lawyers were present.

Finance report – Lisa submitted a financial report to the Board for the month of January. The larger payments last month were as follows:

- \$618.70 to Chris Sands Construction for installing bollards along the road
- \$1659.00 to the County of Santa Clara for the water tank pre-application fee
- \$3,125 to the Avix Company for painting road markings and speed bumps
- \$1,678.50 to the County of Santa Clara for property taxes

There are currently ten delinquent accounts (greater than 90 days past due) and the total amount due for these accounts is \$39,544.70. Of these accounts, three were sent past-due notices, two have established payment plans and the other five have water shut off and/or had a lien filed.

The Board met in working sessions last month to review spreadsheets, compiled by Fred, that list the company's assets along with each asset's age and expected remaining life. David presented to the Board a capital improvement plan that was developed at these working sessions. It contains a schedule of improvements for the next seven years that address the highest priority maintenance issues. In addition, David presented a budget for the next fiscal year (beginning on May 1st) that funds projects for next year. The Board approved the capital improvement plan and the budget (David proposed, Dan seconded).

Dan proposed that the Board increase the "hookup fee" for new water connections from \$20,000 to \$250,000. Increasing fees will discourage new construction and reduce the possibility of increased demand on the water system. After some discussion, this proposal was approved by a vote of 3 in favor and 2 opposed (Dan proposed, Fred seconded).

Water report – Treated water production for January was 1,507,700 gallons. Average daily production over 31 days was 46,365 gallons. The flow in Moody Gulch was still slow last month and is flowing about 0 to 5% over demand, depending on temperature and humidity. Raw water turbidity ranged from 1.02 to 1.31 NTU and average finished water turbidity was 0.034 NTU (.300 NTU is the maximum turbidity allowed by the state). The

plant was running at 56% of capacity.

Tyler reported that he replaced the seal on the main water transfer pump. While the pump was disassembled, he found that the impellers were clogged and this reduced the volume of water that could be pumped to the upper tanks. After clean impellers were installed, the pump's transfer rate increased from 48 to 62 gallons/minute. This effectively increases the volume of treated water that the system can produce by 30%.

Tyler also reported on his work to repair the backup water system at Los Gatos Creek. He ran power out to the sump in the creek and ran a flow test. Pumping at 45 gallons/minute the level in the sump only dropped a foot where it stabilized while pumping continuously. He estimates the sump supply capacity to be more than twice this flow rate. The clarity of the water was good and improved as time passed.

Linda reported that Balance Hydrologics to completed the update to the sanitary survey of the Moody Gulch watershed. She will submit the report to the California Department of Public Health.

Dan reported on the new tank project. He submitted the pre-application for a major use permit with the County Planning Office last month and met with them to review their feedback. There are no red flags on the project, but we need to complete a series of reports before the official permit application. Dan presented a quote from Cotton, Shires and Associates, consulting engineers and geologists, for a geotechnical report. The expense was approved, not to exceed \$12,000 (David proposed, Fred seconded).

Garry reported that he talked to Chris Franks about purchasing the undeveloped property across the creek from the water treatment plant. Half of the dam at the treatment plant is on this parcel, since the property line goes down the center of the creek. Also, being able to run pipes across the property would make the new tank project much less complicated. The Board asked Garry to negotiate to purchase the property, with authority to make an offer not to exceed \$12,000 (David proposed, Garry seconded).

Roads report – Nothing to report this month.

Clubhouse report – Lisa reported that Chris Sands Construction finished power washing the exterior of the clubhouse yesterday. Once it's had a chance to dry and weather permitting, he will start staining.

Linda adjourned the meeting at 10:56 PM

Respectfully submitted,
David Casper, Secretary

The next Board of Directors Meeting is scheduled for Thursday, March 13 at 8:00 PM and will be held at the Chemeketa Park Clubhouse. All members are welcome to attend.