

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 11, 2016

I. Call to Order

David

Meeting was called to order at 7:41 p.m. In attendance: David Casper, James Green, Dan Markey, Richard Buxton, Lisa Ridenour, and Tyler Boswell. Also in attendance: Janice and David Enright, Chris Sands, and Dana Hartzell.

II. Review and Adopt minutes

Board

January minutes were approved without addition. David made a motion to approve the minutes and Dan seconded the motion. Motion approved.

III. Public Comment

Board

There was a discussion about including names in the minutes of residents who attend meetings. Board will allow residents the option of not have their names listed in the minutes. We encourage residents to attend the meetings.

IV. Financial Report

a) Expenditures, budget, past due accounts

Lisa

Major expenses for January:

- \$2,500 for Montevina Pipeline water usage
- \$430 for Wy'east Engineering for water tank project

There are currently seven delinquent accounts (greater than 90 days past due) and the total amount due for these accounts is \$48,022.76. Of these accounts, four have water shut off and the other accounts are sending in some of the past-due amounts.

b) End of year audit

Lisa / David

The Board has hired a professional to do a fiscal year-end audit. The estimated expense for this audit will be about \$6,000. CPMWC has a review every year, but have not had an audit for some time. The plan going forward is to have a fiscal audit every five years.

David made a motion that we engage Michael Murray as our CPA for the audit, accept the proposal for the audit, and allocate the funds to pay for the audit from those budget areas that we have been contributing to. Dan seconded the motion. Motion passed.

c) Review capital improvement plan

David

The Board plans to meet to review the capital expenditures necessary for the next five years.

V. Water Report

a) Water report

Tyler

Total treated water production for January (10 days) was 511,700 gallons and the total used from SJWC connection was 408,402 gallons. Average daily usage for January (31 days) was 29,681 gallons per day.

The flow in Moody Gulch during January has stabilized since the last rain events and is flowing at 150% over demand. The raw water turbidity for water entering the plant for January ranged from 0.88 to 1.90 NTU. The average monthly finished NTU was 0.038 NTU in January (.330 NTU is the maximum turbidity allowed by the state). The plant ran at 71% of capacity for the 10 days of operation.

b) State grant claim status

David / Dan

The state has cut us a check for \$86,000 to reimburse expenditures spent on the new well. They agreed to extend the deadline again in order for us to properly close out all remaining expenses in the emergency program.

c) State loan program for water projects

Dan

The state pointed us in the direction of a low-interest loan for any future improvements. Dan is investigating the application process and what projects we could fund. Any loan would require approval at a general membership meeting.

d) New well project, property merger

Dan

Guy Furlo is finishing the plumbing work and then we will finalize the project.

VI. Roads

a) Road repair projects

James

James is still working with the state and county about remaining issues from drainage off Highway 17 to OSCH. For the project at the end of Navajo Trail, gravel was spread and repairs are complete.

VII. Playground / Clubhouse / Community

a) Repairing woodpecker damage at the clubhouse

Richard

Repairs are complete, but will keep an eye on the back of the clubhouse for new damage.

VIII. Fire Safety

There is a Community Wildfire Protection Plan (CWPP) meeting at 7:00 p.m. on February 23, 2016 at the Redwood Estates Pavilion to discuss the next fire prevention steps for the Lexington Hills area. CWPP is looking for as many residents as possible to participate in this discussion. Please take a look at attending this important meeting. Posters will be put up around the park.

b) Spring chipping program

Brad

The annual Defensible Space Chipping program will be held April 17th to 25th at the clubhouse playground. Start planning your brush removal now to take advantage of this program.

IX. New Business

Board

None

X. Adjourn

David

Meeting adjourned at 9:40 p.m.

The next Board of Directors Meeting is scheduled for Thursday, March 10 at 7:30 PM and will be held at the Chemeketa Park Clubhouse. All members are welcome to attend.