

# Chemeketa Park Mutual Water Company

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

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Water issues? Call Miles Farmer at (831) 920-6796  
Questions? Call Lisa Ridenour at (408) 792-7762  
Contact the Board – <http://chemeketapark.org/contact>

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## Board of Directors Meeting, March 9, 2017

### I. Call to Order

David

Meeting was called to order at 7:32 p.m. In attendance: David Casper, Dan Markey, Richard Buxton, Lisa Ridenour, Dana Hartzell, and Lori Morris. Also in attendance: Miles Farmer and several members of the community.

### II. Review and Adopt minutes

Dana

Dana made a motion to approve the February minutes without changes. Lisa seconded and the motion was approved.

### III. Public Comment

Board

A member proposed making a change to the bylaws at the annual meeting in June. The proposal would be to drop Article 2.6.3 from the bylaws. Article 2.6.3 states that a member who has reached the age of 62 years and who resides in his or her qualifying dwelling shall be entitled to a 10% reduction on all regular monthly assessments levied by the Corporation. Dave made a motion to put the proposal on the agenda for the annual meeting. Lisa seconded the motion. Motion passed.

Tim Shanahan inquired about plans to repair the bridge on Apache Trail. He may be interested in making a proposal to repair the bridge. He will present a proposal next month at the Board Meeting.

Gina Valle is interested in getting Walla Walla repaired and repaved. The Board has proposed money for the project as part of the assessment at the Special Meeting next month, March 26<sup>th</sup>.

Santa Clara Valley Water Resources Protection has asked Cypress Water Company (our water maintenance company) to look into a tank they think is pulling water from the creek. That property was confirmed to be Tim Shanahan's property. Mr. Shanahan told the Board he is not pulling water from the creek. Miles will contact SCVWRP.

### IV. Water Report

#### a) Water operations report

Miles

Total treated water production for February (28 days) came from a few sources. There were 270,190 gallons generated by the water plant and 486,350 gallons from Montevina Pipeline. Total consumption transferred by the main pump was 833,000 gallons. Average daily production for February was 9,650 gallons. The raw water turbidity for water entering the plant in February ranged from 1.96 to 14.21 NTU. The average monthly finished water turbidity was 0.066 NTU (.300 NTU is the maximum turbidity allowed by the state). The plant ran at 46% of capacity for 28 days of operation.

Heavy rain and power outages required the use of the Montevina Pipeline for much of the month. A level gauge was installed at the tank site. The rented generator was able to get the transfer pump online (with the help of Chris Sands) in 6 hours during the power outage.

#### b) Treatment plant automation project

Miles

Programmable Logic Controller (PLC) should be functional by the end of the month.

#### c) State funds for water improvements

Dan / Fred

Submitted two low-interest loan applications to the state. One loan would be for the booster pump replacement project (\$65K). The second loan would be for the engineering design of the short well (\$150K). Waiting to be

assigned a project manager. This will be about a 9-month project.

## V. Financial Report

### a) Expenditures, budget, past due accounts

Lisa

Major expenses for February were: \$2598 for San Jose Water, \$6828 for repairs on main pump filters, \$1796 for water testing, \$600 for berm on Comanche, and \$2200 for tree removal at the Clubhouse. There are currently seven delinquent accounts greater than 90 days past due and one account 60 days past due. The total amount due for these accounts is \$60,001. Of these accounts, three have water shut off and one is on a payment plan

### b) Frontier phone & internet

Lisa

Still working on this. Difficult to get returned calls.

### c) Planning for March 26 Special Meeting

Board

Special Meeting is set for March 26<sup>th</sup> at 1:00 p.m. Will post signs about day/time. Refreshments will be served. The first proposal is for a \$22/month increase over 3 years to pay for urgent roads and water projects. The second proposal is for an additional \$7/month to build up our emergency fund balance.

### d) Capital Improvements Plan Review

David

Will begin the review for the next 2-5 years of capital expenditures.

## VI. Roads

### a) Road projects report

Board

Discuss updating the sign at the beginning of Apache to read: "Road Closed, No Turn Around in 100 feet". Most roads projects will be discussed at the Special General Meeting on March 26<sup>th</sup>. Looking into a second estimate for the Delaware/Comanche project.

### b) Maintenance Contract Status

David

Trying to mitigate the slide on Walla Walla Trail and keeping an eye on Apache Trail. The bridge may be unstable. It will be blocked for safety. Please stay away from this area.

### b) Fire Hydrant Protection Plan

Board

Looking at putting protection in front of fire hydrants in the Park. Will start with the hydrant on Crow Trail. David made a motion to approve funds of no more than \$6000 to move the fire hydrant on Crow Trail and install a shut-off valve. Richard seconded the motion. Motion passed.

## VII. Playground / Clubhouse / Community

No updates.

## VIII. Fire Safety

Brush Chipping Program dates this year are Saturday, April 15<sup>th</sup> through Sunday, April 23<sup>rd</sup>. The gates will be opened by 8 AM on the first Saturday and closed by 6 or 7 PM on the last day. This is a free program for **Chemeketa Park residents only** and it is very important that we take advantage! After an incredibly wet and windy winter, the vegetation, brush, downed trees and branches will pose a significant threat to maintaining the defensible spaces throughout our community. Now is the time to start preparing for the fire season that will be upon us very soon. You can read all about the Santa Clara County FireSafe Council's programs and other sources of information about defensible space at [www.sccfiresafe.org](http://www.sccfiresafe.org).

## IX. Adjourn

David

Meeting adjourned at 10:10 p.m.

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The next Board of Directors Meeting is scheduled for Thursday, April 13<sup>th</sup> at 7:30 p.m. and will be held at the Chemeketa Park Clubhouse. All members are welcome and encouraged to attend.