

Chemeketa Park Mutual Water Company

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

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

Board of Directors Meeting, November 9, 2017

I. Call to Order

David

Meeting was called to order at 7:31 p.m. In attendance: David Casper, Richard Buxton, Lisa Ridenour, Lori Morris, and Dana Hartzell. Also in attendance: several members of the community.

II. Review and Adopt minutes

Dana

Dana made a motion to approve the October minutes without changes. David seconded; motion was approved.

III. Public Comment

Board

The road at Assiniboine and Comanche needs serious attention and inspection. The road is dropping and water is seeping into the cracks. The road appears to be held up by culvert posts and redwood planks. With water going into the cracks, the posts are leaning badly and we are going to lose the road sooner rather than later, perhaps property. What is the plan?

Members of the community asked about including our quarterly newsletter in the bill on the months that it is published. That way it gets to all members. We still need a way to make sure renters are included on important current events as stated in the newsletter.

IV. Water Report

a) Water operations report

Board

Total treated water produced by the water plant for October (31 days) was 967,303 gallons. Total water demand/consumption for October was 1,044,300 gallons (compared to 1,053,700 gallons in September). Percent of demand satisfied by purchased water was 0%. Average daily production for October was 32,243 gallons.

Average raw water turbidity for water entering the plant in October was 1.65 NTU. The average monthly finished water turbidity was 0.047 NTU (.300 NTU is the maximum turbidity allowed by the state).

There was minimal rain in the month of October (0.33 inches).

b) Treatment plant automation project

Board

Panel is mounted in place and conduit run. Wiring has been run. In process of connecting to analyzers and contactors. Operation/Maintenance manual for the water plant has been updated. Sent to the Board for review.

c) Nitrification system for Montevina pipeline

Board

Almost complete. Wrapping up wiring and automation.

d) Painting the upper Ogallala tank

David

Painting completed on the upper tank.

e) State funds for water improvements

Fred

Fred is not getting enough support and/or information to continue moving the low interest loan project forward. Information needed: water rights agreements with San Jose Water Company; documentation that demonstrates water sources are protected from vandalism, tampering, contamination of other threats; water conservation plan to address potential drought conditions; and emergency response plan.

V. Financial Report

a) Expenditures, budget, past due accounts

Lisa

Major expenses for October were: \$3,132 to Vivid Paint Co. for tank painting; \$1,967 to Hach for the analyzer contract; and \$1,130 to Chris Sands for bollards. There are currently 8 delinquent accounts greater than 90 days past due. The total amount due for these accounts is \$63,764. Of these accounts, two have water shut off, one has a lien, and two are

on a 24-hour notice. Lisa proposed that we do our annual donation of \$1000 to the FireSafe Council. Rich seconded and the motion was passed.

b) Report on filing tax forms

Lisa

Lisa has 2008-2010 taxes done. Sending all forms to the State to get that resolved. Plan to have all sent to our accountant for completion.

VI. Roads

a) Road projects report

Rich

Let's celebrate our progress: Reflector posts are up along lower Ogallala for safety. So much better! Thank you to Lori and Rich for spearheading this project.

Still soliciting a second source and quote for the grate work on Comanche at Assiniboine. A temporary fix would be to fill and seal cracks as soon as possible and use sandbags through the winter. A motion was made to allocate not to exceed \$3,000 to seal cracks in the road and add a berm on Comanche near Assiniboine. Dana seconds and motion was passed.

b) Walla Walla project estimates

Rich

The quote for this project states they can do the work the 2nd week in December. They will install 4" of base rock with 2" of asphalt. They will also install a berm on the side of road. Guy Furlo submitted a quote for \$6,500 for putting in a catch basin at the slide zone and 100' of pipe to get water past the cliff area. The road repair has to be done first. Will need to talk with the homeowners about the work that will be performed.

c) Adding speed bumps/humps and/or stop signs

Board

Research done on speed humps and stop signs. Will get some cost estimates as well as map out possible locations for both. **Come join us at the next meeting and give us your input.** When there are proposed locations, the Board will put up "future home of speed hump/stop sign" signs so all neighbors will be aware.

d) Fire hydrant protection

Board

Let's celebrate our progress: Cypress Water has completed the brush clearing and painting of the fire hydrants in the park. Some caps are still missing and Rich is securing new caps. Any testing of the hydrants will be a detailed plan communicated to the community and that is not happening right now. We will let you know.

Next steps: which fire hydrants need to have bollards installed right away. Two suggestions: Comanche below Delaware, and the end of Navajo on the south side (was damaged). Will take a look at the map and pictures to determine which hydrants should be first to get protection.

e) Winter prep – drains, culverts, berms

Board

Apache drains will be checked to be sure the grate is clean and the pipes underneath are attached. Miles and his crew cleaned many of the culverts in the park. Some culverts are behind fences, and could not clear on private property.

Note to our residents: Each of us is responsible for maintaining the drainage grates on our property, keeping them clean and cleared. If you have culverts, make sure those are also cleared before winter rains begin. In the spring, it is imperative that we all clear brush around our property. We have been fortunate the past couple of years that the FireSafe Council has provided us with grants to do the shaded fuel breaks and evacuation route clearing. But it is up to each one of us to continue to keep these areas clear of brush.

VII. Playground / Clubhouse / Community

a) Maintenance project status

Brad

Jose Membreno has been accepted as our new grounds maintenance contractor. He is making a proposal for initial work and on-going monthly work. He will focus on the playground/clubhouse, entrances, and culverts. Dave made a motion to approve not to exceed \$1,000 to get started on the grounds before the rains begin. Lisa seconds and motion was passed.

VIII. Fire Safety

Two Evacuation Route Workshops are scheduled this month.

IX. Adjourn

David

Meeting adjourned at 10:37 p.m.

The next Board of Directors Meeting is scheduled for Thursday, December 14th at 7:30 p.m. and will be held at the Chemeketa Park Clubhouse. All members are welcome and encouraged to attend.