

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, March 8, 2018

I. Call to Order

David

Meeting was called to order at 7:35 p.m. In attendance: David Casper, Lisa Ridenour, Richard Buxton, Lori Morris, and Dana Hartzell. Also in attendance: a few members of the community.

II. Review and adopt minutes

Board

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

III. Public Comment

Board

Suggestions were made about including an agenda item for the Annual Meeting regarding moving funds from the tank account and allocating them to 1) building the short well, or 2) protecting the most critical “points of failure” of the water system, the pipes and pump. Another viewpoint was to start moving toward SJWC providing our water. SJWC is possibly looking to update their pipes. There will be a discussion and vote to move funds at the general meeting, which will be June 2nd at 1:00 p.m. The Board will look into estimates for these projects for presentation at the Annual Meeting. Last month there was also a request for discussion at the Annual Meeting about whether the monthly rates are sufficient to continue with on-going maintenance to the water system and roads. Plan to attend this important yearly meeting.

IV. Water Report

a) Water Operations Report

Board

Total treated water production for February (28 days) was 661,608 gallons and average daily production was 23,629 gallons. The average raw water turbidity for water entering the plant was 1.41 NTU and the average finished water turbidity was 0.048 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain totals for the month of February were 4.93 inches. Percent of demand satisfied by purchased water was 0%. Average filter flow rate – 31 gpm; chlorine usage – 9 gals; alum usage – 50 lbs.

b) Treatment plant automation project

Miles

No new information to report.

c) Nitrification of the Montevina Pipeline

Miles

San Jose Water Company’s Montevina pipeline basically online using chloramine. They are working with all of the Santa Cruz Mountain water companies to make sure all systems are good. Chemeketa Park will do a test run on the new pipeline chloramine water before next board meeting.

d) Lead service line inventory

David / Miles

WE NEED YOUR HELP. Our Water Master, Miles, and his crew are collecting data regarding all water distribution pipes, valve locations, meters, and shut-off valves, as required by the State. Many of our long-time residents could be very valuable in assisting with the locating of these water lines, even giving location of your neighbors’ valves if they are new to the Park. **HERE IS HOW EVERYONE CAN HELP:** 1) Please uncover your meter and/or shut-off by removing debris or vegetation. These are generally located on the edge of your street in front of our house. 2) Take a picture of the Christie box and/or valve location if you can. 3) Put a blue flag on the location of the valve and/or shut-off and write the address associated with the valve on the flag with a sharpie. Flags are available at the Clubhouse specifically for this project.) Email your information (address and pictures if you have them) to Miles at Cypress Water Services – email: SERVICE@cypresswaterservices.com.

e) Treatment plant refurbish project

David/Miles

Miles submitted a cost estimate to sandblast and recoat the waterboy filtering system. The estimate is \$9,000 plus media, which would be a total cost estimate of about \$13,000. The goal is to schedule the refurbish project before May, 2018, based on approval from State engineers. We will announce this project as soon as we know the dates, as we will need the community to conserve water during the three days of the project. Dave made a motion to approve funds not to exceed \$12,000 for the waterboy refurbish project. Lisa seconded the motion. Motion passed.

f) State funds for water improvements

David

Two applications for state funds have been submitted for 1) the main pump and filter installation and 2) the planning project for short well. Fred submitted two more packets to the state. Email received from our representative who wants to discuss the packet. Still have finance package to submit.

V. Financial Report

a) Expenditures, budget, past due accounts

Lisa

Major expenses for February were: \$12,976 to Cypress Water for water testing. There are currently six delinquent accounts greater than 90 days past due. The total amount due for these accounts is \$66,338. Of these accounts, two have water shut off, two have a lien, three have a 24-hour notice for water shut off, one is on a payment plan.

b) Reviewing the capital improvement plan

David

The Board and community members met on February 17, 2018 to review our five-year capital improvement plan. Big projects for 2018/19 include: installing a retaining wall on Apache above clubhouse including steps and fixing the weir gate and walkway on the dam. Other smaller items include continuing fire hydrant protection and replacing valves. Also included projects for 1-2 years out. This capital improvement plan will be presented at the Annual Meeting. David made a motion to adopt the capital improvement plan. Lisa seconded the motion and the motion passed.

VI. Roads

a) Road projects report

Rich

Walla Walla paving is done but not sealed. Spent \$1,000 less due to sealing which will be done when roads are sealed in the spring. Drainage project for handling water runoff from the road was \$6,500.

b) Road resurfacing

Rich

We are expecting quotes from two companies for the road resurfacing project. Duran & Venables did the work last time we resurfaced in 2013 and the cost was \$39,000. The other company for resealing is A-1 Paving. Both companies will send quotes by the end of the month.

c) Assiniboine grate project

Rich

There have been a few suggestions for this area. Still investigating...

d) Adding speed bumps and/or stop signs

Board

Possible locations for speed humps: Nez Perce at the flat part and Comanche at Nez Perce.

VII. Playground / Clubhouse / Community

No updates.

VIII. Fire Safety

Board

a) Spring chipping event

Brad/Dana

There are changes to the chipping program this year. The date for the program is **Saturday, April 21st**. The new program will be a one-day drive-up / drop-off and chip program from 8:00 am – 3:00 pm. Bring your brush and it will be chipped on site. We are in discussion with the FireSafe Council to add additional services to our annual chipping program. More to follow.

There is a "Neighbor to Neighbor" program grant opportunity. If you and a few of your neighbors are willing to assist in creating defensible space by clearing vegetation from around your homes, there is grant money available to assist, as long as homeowners are willing to participate in the labor as well. If you are interested in this program, please contact the Board via the website and the Board will reach out to the FireSafe Council.

IX. Adjourn

David

Meeting adjourned at 9:53 p.m.

The next Board of Directors Meeting is scheduled for Thursday, April 12th at 7:30 p.m. and will be held at the Chemeketa Park Clubhouse. All members are welcome and encouraged to attend.