

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, April 12, 2018

I. Call to Order

Lisa

Meeting was called to order at 7:04 p.m. In attendance: Lisa Ridenour, Richard Buxton, 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 March minutes without changes. Lisa seconded, the motion was approved.

III. Public Comment

Board

It was noted that some residents took to Nextdoor to express their frustration about the lack of communication to community members about the road closure and water interruption to repair a sizeable leak on Kiowa on April 11th. The issue of communicating important and timely information to residents has been an ongoing discussion during board meetings and at community events. The water leak issue was an emergency situation. The Board put up signs stating the dates, location, and possible water interruptions. Those signs were posted on Monday, April 9th at the lower Ogallala and Edwards entrances. A notice went out on Nextdoor the same day, and our Newsletter editor sent out a special issue with this information as well. The workers performing the repairs knocked on doors near the repair work, no answer. Most of the repairs were done on Wednesday, April 11th, with some finish road work done after the rains, but no further water interruption. Communicating to a community of 140 homes is challenging and the Board is always looking for suggestions in dealing with these challenges in a positive way. We urge you to come to meetings and use your voice for progress.

In the past, the agenda for the Annual General Meeting included a good amount of time explaining our history as a community and water company. A motion was made to find an alternate means to introduce new residents to the park, history, water board responsibilities, etc. This would be more personal and effective. The Board suggests that the Annual Meeting be kept to about two hours. The Annual Meeting agenda should include activities and accomplishments of the past fiscal year, upcoming projects for next fiscal year, and those projects that need to be addressed for the 5-year capital improvements and maintenance. Lisa made the motion, Dana seconded and motion passed.

IV. Water Report

a) Water Operations Report

Board

Total treated water production for March (31days) was 753,477 gallons and average daily production was 24,305 gallons. The average raw water turbidity for water entering the plant was 2.56 NTU and the average finished water turbidity was 0.070 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain totals for the month of March were 12.03 inches. Percent of demand satisfied by purchased water was .03% or 26,180 gallons. Purchased water for for testing purposes. Average filter flow rate – 26 gpm; chlorine usage – 18 gals; alum usage – 100 lbs.

b) Treatment plant automation project

Miles

Same as last month.

c) Nitrification of the Montevina Pipeline

Miles

The system was tested and ran in automatic mode for 36 hours. Some last minute installations were needed to facilitate this. The system is now fully function and ready when needed.

d) Lead service line inventory

Miles

At the time of this writing, Miles and his crew had completed a little more than half of the park in this project, about 80 connections. Unfortunately, he only saw about 16 blue flags. **It would certainly be helpful if you could locate and clear brush from the water connection in front of your house.** If you have a blue dot painted on the road in front of your connection, you have been completed. If you do not have a blue dot, PLEASE HELP OUT by placing a blue flag at the location of the valve (flags are located on the deck of the Clubhouse), put your address on the flag, and send Miles an email at SERVICE@cypresswaterservices.com

e) Treatment plant refurbish project

Miles

The waterboy (our water filtration system) will be reconditioned beginning May 7th. That means CPMWC will not be able to treat our source water for a period of at least a week. We need to seriously conserve before and during this period. At the time of this

writing, the schedule for conservation would be May 4-14. No outside watering during this time period, and please try to cut your inside usage by about 40% between those dates. We may have to use SJ Water during this period, but that can be expensive. Our best solution is to conserve. We will notify actual dates as the time gets closer. Be on the lookout for signs at entrances, posts on Nextdoor, the Chemeketa Park website, and our community Newsletter. If you have another way to communicate this important information, please notify the Board via the website email address. Website: chemeketapark.org and look under "contact".

f) State funds for water improvements **Lisa**

The state responded to our applications for state funds. It may be too expensive to move forward with this project.

V. Financial Report

a) Expenditures, budget, past due accounts **Lisa**

Major expenses for March were: \$6,685 to Furlo for Walla Walla drainage; 4,000 to Cypress Water for nitrification; and \$650 to Jose for playground and entrance maintenance.

b) Review of budget for next year **Lisa**

Budget discussions tied into the Annual Meeting and possible ballot proposals: release funds from the water fund balance for the short well; we are underfunded for the road resurfacing project by \$25,000; replace the main transfer pump including new pipe from pump house across the street and up Ogallala at an estimated \$60,000. Discussion about raising our monthly assessment rate costs in order to keep up with cost of maintenance. Costs have climbed and CPMWC is short in many areas. Propose raising rates by \$15/month to offset maintenance and operating expenses.

Suggestion was made to create sub-committees from board meeting action items to get community assistance for projects in the future.

c) Financial review update **Lisa**

Lisa made a motion to approve funds of \$3,000 for annual financial review. Rich seconded and the motion passed.

VI. Roads

a) Road resurfacing status **Rich**

Received a quote from Duran & Venables for the road resurfacing project which is estimated to be \$75,000. This price includes repair of roads in many areas and several berms (Walla Walla, Lowell Webb's house, the mystery spot next to "Old Dave's" house). If you know of a road problem that should be addressed, please notify the Board via email from the website. It is important to repair all areas before resurfacing is done. A motion was made to schedule a time with Duran & Venables for road resurfacing with preferred dates for end of June or July. Lisa seconded and the motion passed.

b) Assiniboine grate project **Rich**

Rich and Dave met Eric Corey a few weeks ago. Latest plan is to leave the current grate embedded in road and clean up the area, put a diamond grate, or equivalent, on the area and weld it over the existing railroad track. We are also waiting for another possible proposal (from Dave's neighbor).

c) Adding speed bumps and/or stop signs **Board**

A map was created of current speed humps with discussion about possible additions. An opportunity was provided to get input from the community at this meeting, but there was no participation from residents.

VII. Playground / Clubhouse / Community **No updates**

VIII. Fire Safety **Board**

a) Spring chipping event

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.

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. We already have a couple of residents who are interested in participating in this program.

IX. Adjourn **Lisa**

Meeting adjourned at 9:33 p.m.

The next Board of Directors Meeting is scheduled for **Thursday, May 10th at 7:30 p.m.** and will be held at the Chemeketa Park Clubhouse. All members are welcome and encouraged to attend.