

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, May 10, 2018

I. Call to Order

David

Meeting was called to order at 7:39 p.m. In attendance: David Casper, Lisa Ridenour, Richard Buxton, Lori Morris, and Dana Hartzell. Also in attendance: several members of the community.

II. Review and adopt minutes

Board

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

III. Public Comment

Board

Discussion about shortening the slide presentation for the annual meeting. Suggestion to add a page to the history document given to new residents with information and definition of our mutual water company. Members (our residents) are the owners of the water company. Also suggested that this one sheet information page be shared with local realtors, title, and escrow companies so they are aware and can disclose during real estate transactions. We will also add this document to the website.

Information was shared about the last time our base rate was increased. It was in 2012, and it was a \$20 increase. At that time, the base rate went up to \$130. The Board is proposing a base rate increase of \$15, which would make the monthly base rate \$145. Fred posted comprehensive details about this discussion and issue on Nextdoor.

Retaining wall on Assiniboine and Comanche needs to be a high priority action item with a remedy soon. Discussion about getting an engineer to take a look at the situation.

IV. Water Report

a) Water Operations Report

Board

Total treated water production for April (30 days) was 774,039 gallons and average daily production was 25,801 gallons. The average raw water turbidity for water entering the plant was 1.83 NTU and the average finished water turbidity was 0.062 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain total for the month of April was 3.72 inches. Percent of demand satisfied by purchased water was 0%. Average filter flow rate – 27 gpm; chlorine usage – 25 gals; alum usage – 570lbs. At the time of this report the domestic storage tanks are at 20.4 feet.

b) Treatment plant automation update

Miles

No new information to report.

c) Nitrification of the Montevina Pipeline

Miles

Project has been successfully completed.

d) Lead service line inventory status

David / Miles

Lead line survey is approximately 50% complete.

e) Treatment plant refurbish project

David/Miles

The waterboy filtering system reconditioning is scheduled to begin on May 14th. The community has been notified to begin conserving water by May 10th in order to maximize the tank levels and reduce expense of using San Jose Water Company water during the plant shut down.

V. Financial Report

a) Expenditures, budget, past due accounts

Lisa

Major expenses for April were: \$9,100 to Cypress Water for nitrification completion (\$1,750), lead line survey (\$1,350), and waterboy reconditioning (\$6,000). There are currently four delinquent accounts greater than 90 days past due. The total amount due for these accounts is \$6,212 (making an adjustment to delete a reoccurring debt of \$63,018). Of these accounts, two have water shut off, one has a lien, five have a 24-hour notice for water shut off, one is on a payment plan.

b) Review of budget for next year

Lisa

David went through the budget numbers for next year. David made a motion to adopt the budget numbers presented with two changes and adopt them as our initial budget for the new fiscal year. Expenses exceed revenues by roughly \$4,100. Lisa seconded the motion and the motion passed.

c) Financial review update

Lisa

Financial review will be conducted this month.

VI. Roads

a) Road resurfacing status

Rich

Road resurfacing targeted date will be the end of June/early July. It is estimated to take about four days. Will move forward with scheduling the project.

b) Assiniboine grate project

Rich

Found a company that will make a grate for this project. The proposed new grate will sit on top of the old railroad tracks and it will cost about \$6,000.

c) Adding speed bumps and/or stop signs

Rich

Will have a map of possible locations for speed humps and stop signs at the annual meeting. Please come to the meeting and put in your vote.

VII. Playground / Clubhouse / Community

Dumpster weekend is proposed to be 3 bins happening on one weekend, June 9-10, 2018. Will contact company to make final arrangements. Will notify public of the confirmed dates.

VIII. Fire Safety

Board

Chipping program created about the same size pile as the year before. Would like to get feedback from residents on the new drive up, drop off program format.

IX. Planning for the Annual Meeting

Board

Planning meeting is set for Thursday, May 17th at 7:00 p.m.

X. Adjourn

David

Meeting adjourned at 9:42 p.m.

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