

# Chemeketa Park Mutual Water Company

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

<http://www.chemeketapark.org>

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## Water Master: Tyler Boswell (408) 590-9715

Board of Directors Meeting, November 10, 2011

Officers & Directors	Phone	E-Mail
Linda Wallace, President	353-3980	<a href="mailto:lindalwallace@earthlink.net">lindalwallace@earthlink.net</a>
Peter Bedworth, Vice-President	353-6069	<a href="mailto:peter.v.bedworth@lmco.com">peter.v.bedworth@lmco.com</a>
David Casper, Secretary	353-9728	<a href="mailto:david@clancasper.net">david@clancasper.net</a>
Ted Romero, Treasurer/Roads/Clubhouse (absent)	353-3050	<a href="mailto:myredwoods@yahoo.com">myredwoods@yahoo.com</a>
Brad Hartzell, Fire Prevention	353-3668	<a href="mailto:bjhartzell@verizon.net">bjhartzell@verizon.net</a>
Garry Shapiro, Alternate/Water	353-6068	<a href="mailto:garry@ni6t.com">garry@ni6t.com</a>
<b>Also Present</b>		
Tyler Boswell, Water Operator	590-9715	
Lisa Ridenour, Bookkeeper/Collections	792-7762	<a href="mailto:gdrtax@gmail.com">gdrtax@gmail.com</a>
Chris Sands		

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**Call to order** – President Linda Wallace called the meeting to order at 8:04 PM.

**Acceptance of the Minutes** – October minutes were approved (Linda proposed, Brad second)

**Finance report** – Lisa reported that there was one large expense last month, an initial payment of \$8,750 to Corey & Sons for the roadwork on Comanche Trail. Currently there are nine delinquent accounts (greater than 90 days past due) and a total delinquent amount due of about \$23,170. Of the nine accounts, seven have their water shut off and the other two have each established a payment plan.

There was a discussion regarding which funds to use to pay for the roads project on Comanche Trail. It was resolved to apply \$5,000 from the road maintenance fund and \$12,500 from the emergency funds. This is a slight change from the amounts from the last meeting. The Board will look for opportunities to add back to the emergency fund through the rest of the year.

Lisa is moving forward with applying liens to properties that have a large outstanding balance or are currently in foreclosure. This is to make sure our claims are represented if any of these properties change owners. She will assess a \$200 fee to each account to cover the cost of processing the paperwork. David will research liens and create a draft Board policy to determine how and when to apply liens in the future.

**Water report** – Treated water production for October (31 days) was 1,867,600 gal; average daily production was 60,245 gal. Moody Gulch flow has decreased slightly since September, but is still running 20% over our demand. Another rain event and cooler weather during the past weeks has helped maintain water flow and it appears that more rain may be on the way. Raw water quality was high and ranged from 1.23 to 1.52 NTU. Average finished water turbidity was 0.038 NTU (.300 NTU allowed). The plant has been running at 65% of capacity.

Tyler reported progress on the project to get a tank liner to refurbish the storage tank on upper Ogallala. He is getting quotes from three separate companies and should have something to present to the board in the next couple of weeks.

**Roads report** – Lisa gave an update from Ted about the retaining wall project along Comanche Trail just downhill from the playground entrance. The work is mostly complete, with the retaining wall and road surface in place. The only outstanding items are a berm along the road's edge and additional boards in the guardrail barrier. The contractor will be back to complete the project in the next couple of weeks, weather permitting.

**Clubhouse report** – Peter reported back on options for installing a bag dispenser in the playground to encourage dog owners to clean up after their dogs. The Board approved a budget of up to \$200 for this project (David proposed, Linda second), which includes the dispenser, a sign, installation and extra bag refills.

Linda reported that she met with Dan Markey and marked out positions to plant two Bigleaf Maple trees. They will grow to shade the swings and other play structures, but not block the sunlight to the community garden. The Board approved a budget up to \$300 for this project (David proposed, Brad second). This includes the cost for the two trees themselves, installation and deer fencing. Linda will ask around for volunteers to help with the work.

**Other issues** – Brad and Tyler reported on a house fire in the community that damaged a property on upper Comanche Trail in late October. Apparently, the homeowner was refinishing his deck and had left some rags and turpentine in a container overnight. The rags spontaneously combusted and destroyed about 30% of the house. Tyler reports that the water used by the fire department didn't use a significant amount of the storage capacity.

Meeting was adjourned at 10:48 PM (Linda proposed, David second).

Respectfully submitted,  
David Casper, Secretary