

# 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, February 9, 2012

Officers & Directors	Phone	E-Mail
Linda Wallace, President	353-3980	<a href="mailto:lindalwallace@earthlink.net">lindalwallace@earthlink.net</a>
Peter Bedworth, Vice-President (absent)	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 (absent)	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 (absent)	792-7762	<a href="mailto:gdrtax@gmail.com">gdrtax@gmail.com</a>
Roy Nelson, Chris Sands		

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## Mark your calendar: Annual Meeting on May 6, 2012 at 1:00 pm at the Clubhouse

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**Call to order** – President Linda Wallace called the meeting to order at 8:07 PM.

**Acceptance of the Minutes** – January minutes were approved (Garry proposed, Linda second)

**Finance report** – Lisa reported that there were no large expenses last month. There are currently eight delinquent accounts (greater than 90 days past due) and a total delinquent amount due of about \$23,465. Of these accounts, two were sent notices, one has established a payment plan and five have water shut off and/or had a lien filed.

Lisa also reported on her efforts to fine liens on properties that have large outstanding balances. The County Clerk's office had questions about whether our company had a legal right to file liens against property owners. Lisa is corresponding with our lawyers and will keep the Board updated on her progress.

Lisa led a Board discussion to adjust accounts and revise numbers to develop next year's budget. This will be presented to the members at the annual meeting.

**Water report** – Treated water production for January (31 days) was 1,755,000 gal; average daily production was 56,316 gal. Moody Gulch flow has maintained since December and is still running 15% over our demand. There were two small rain events on the 13<sup>th</sup> and the 21<sup>st</sup>. Raw water quality was high and ranged from 1.03 to 1.61 NTU. Average finished water turbidity was 0.047 NTU (.300 NTU allowed). The plant has been running at 83% of capacity.

The Board (Linda, David, Ted and Garry) met on January 23<sup>rd</sup> with Tyler and Roy Nelson to discuss options for replacing or refurbishing the upper Ogallala Tank #1, a 60,000 gallon tank, which is nearing the end of its useful life. Roy presented detailed cost estimates for multiple options:

- Refurbish Tank #1 by lining the interior with a plastic membrane and building a new wooden roof. It is estimated that this would cost \$56,700 and would last for up to 30 years.
- Replace Tank #1 with a new 60,000-gallon tank. It is estimated that this would cost \$127,500 and would last for up to 100 years.
- Replace both Tank #1 and Tank #2 with a single 120,000-gallon tank. It is estimated that this would cost 152,700 and would last for up to 100 years.

The Board discussed these three options as well as a preliminary estimate for a new 120,000-gallon tank at the lower Ogallala property. This new tank is needed to increase storage capacity and replace the small redwood tank at the treatment plant. It is estimated that this would cost \$164,700.

After a full discussion, and a review of the balance available in the System Upgrade Fund, the Board decided to refurbish the upper Ogallala tank (option a, above), to install passive cathodic protection in the other two tanks at the upper Ogallala site (est. \$15,000) and move forward with the preliminary phases of preparing the lower Ogallala site for a new tank (David proposed, Garry second).

**Roads report** – Linda reported that Rodd Sacchi contacted her about a couple of damaged road signs along Ogallala Warpath Road. Rodd offered to fix the signs, and the Board thanks him for his help.

**Clubhouse report** – Nothing to report

**Fire prevention report** – Linda reported that Brad is working with the FireSafe Council to schedule a time for the community brush removal this spring. As in past years, residents can drop off their brush at the playground and FireSafe crew will chip and remove it. Exact dates aren't available, but plan for late April or early May. More details as they become available.

**Other business** – Linda is organizing a meeting this month for the Boards of Chemeketa Park Mutual Water, Redwood Estates Services Association and the Idylwild Water Company to discuss the Moody Gulch transfer to Midpeninsula Regional Open Space District. After six years of negotiation, the process has stalled and Linda is hoping to get things started again.

Linda adjourned the meeting at 10:25 PM

Respectfully submitted,  
David Casper, Secretary