

Chemeketa Park Mutual Water Company

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

<http://www.chemeketapark.org>

Water Master: Tyler Boswell (408) 590-9715

Board of Directors Meeting, July 12, 2012

Officers & Directors	Phone	E-Mail
Linda Wallace, President	353-3980	lindalwallace@earthlink.net
Garry Shapiro, Vice-President/Water Projects	353-6068	garry@ni6t.com
David Casper, Secretary/Treasurer	353-9728	david@clancasper.net
Peter Bedworth, Roads	353-6069	peter.v.bedworth@lmco.com
Brad Hartzell, Fire Prevention/Maintenance	353-3668	bjhartzell@verizon.net
Sue Levy, Alternate	656-0813	sue.levy@lmco.com
Also Present		
Tyler Boswell, Water Operator	590-9715	
Lisa Ridenour, Bookkeeper/Collections	792-7762	gdrtax@gmail.com

Call to order – President Linda Wallace called the meeting to order at 8:03 PM.

Acceptance of the Minutes – May minutes were approved (Peter proposed, Brad second)

Finance report – Lisa reported on the large expenses paid last month. There was a payment of \$1,949 to GreenWaste for the park cleanup dumpsters and two payments totaling \$6,018 to our lawyers. There are currently nine delinquent accounts (greater than 90 days past due) and the total amount due for these accounts is \$35,043.39. Of these accounts, one has an established payment plan, two have been sent past-due notices and six have water shut off and/or had a lien filed.

There was a discussion regarding legal fees that were billed in the last month. The two law firms have been providing legal advice for the past few months on a) water rights and b) helping to convince the county to accept our lien notices. In order to increase the budgeted amount for legal fees, the Board voted to transfer \$1000 from the Fire Safety/Park Cleanup Fund (410) and \$856 from the Insurance Fund (200) to the Legal Services fund (David proposed, Linda second).

Water report – Treated water production for June was 1,935,100 gallons. The plant was operating for all 30 days, so average daily production was 64,503 gallons. The flow in Moody Gulch decreased in June and is now running at 105% of online demand. Raw water quality ranged from 0.91 to 1.75 NTU and average finished water turbidity was 0.041 NTU (.300 NTU is the maximum turbidity allowed by the state). The plant has been running at 68% of capacity.

Tyler also reported that he found and fixed two leaks in the distribution system last month. One leak was on Nez Perce Trail and the other on Navajo Trail. These leaks were responsible for 4,000 to 5,000 gallons of water per day, or 7% of system demand.

Tyler and Brad reported their progress on the upper tank refurbishment project.

- Brad presented three quotes for the tank roof, one for the wooden roof option, two for the metal roof option. He is still waiting for a third quote for the metal roof.
- Tyler recommended that the tank refurbishment project be postponed until April 2013, since it is now the middle of July. Fire danger is high and flow in the creek has dropped to the point of breakeven with system demand. The Board had a discussion of options and agreed with his recommendation.

Tyler reported that he submitted our annual water usage report the State Water Resources Control Board in June, as they had requested. Since the volume of water diverted from Moody Gulch is much larger the amount allowed by the water rights registered with the state, Linda has been discussing our options with a water rights attorney. She reported to the board on some preliminary findings, and will have more to report in the future.

Linda reported that she is working with our attorney to schedule a training session for the Board, as required under California AB54. The attorney is working with a number of other mutual water companies in our area to schedule the training at the same time and share the expenses. She will ask them to target September.

Roads report – Peter reported back to the Board on the project to fix the section of road at the end of Navajo Trail. He discussed the project with Guy Furlo, and will get a quote getting the work done before winter.

Peter also reported on a quote for replacing road signs that were defaced by graffiti. The Board approved a budget of \$120 for new signs (David proposed, Brad second). Peter will also look into installing reflectors on the new guardrail on Comanche Trail.

Clubhouse report – Nothing to report.

Fire prevention report – Brad attended the County FireSafe Council meeting and handed them a \$1,000 check from the Board in support of future chipping programs. He is also discussing ways that they may help us with weed abatement in the neighborhood.

Other business – David received all the information needed to revise the “welcome packet” of information for residents and get it posted on the website. He will work on the new version in the next month.

David also reported on a review of the revised Bylaws document, received in late April from our attorney, as a total rewrite of our current Bylaws from a legal perspective. There are certain recommended changes that bring the corporate Bylaws in line with current State law. David will continue to review the document and make a recommendation to the Board in time for the next general meeting in May.

Linda adjourned the meeting at 11:05 PM

Respectfully submitted,
David Casper, Secretary