

# Chemeketa Park Mutual Water Company

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

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Water issues? Call Miles Farmer at (831) 920-6796  
Questions? Call Lisa Ridenour at (408) 792-7762  
Contact the Board – <http://chemeketapark.org/contact>

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## Board of Directors Meeting, January 12, 2017

### I. Call to Order

David

Meeting was called to order at 7:38 p.m. In attendance: Richard Buxton, David Casper, Dan Markey and Lisa Ridenour. Also in attendance: Miles Farmer, Brad Hartzell, Chris Sands, and several members of the community.

### II. Review and Adopt minutes

Board

David made a motion to approve the December minutes without changes. Lisa seconded and the motion was approved.

### III. Public Comment

Board

No public comment, but there was a wide-ranging discussion of roads issues with Eric Corey (see below).

### IV. Financial Report

#### a) Expenditures, budget, past due accounts

Richard / Lisa

No major expenses paid during December. There are currently five delinquent accounts greater than 90 days past due. The total amount due for these accounts is \$56,617.70. Of these accounts, three have water shut off and liens, and two are on payment plans.

#### b) Frontier phone & internet

Lisa

Lisa discussed DSL Internet connectivity with Frontier and received some initial quotes. At the clubhouse it would be a new line, and at the treatment plant it would be added to the existing phone line for access to the new control systems. David made a motion to add DSL connections at clubhouse and treatment plant. Lisa seconded and the motion was approved.

### V. Water Report

#### a) Water operations report

Miles

Total treated water production for December (31 days) was 833,580 gallons and average daily production was 43,416 gallons. The raw water turbidity for water entering the plant ranged from 0.72 to 2.29 NTU. The average monthly finished water turbidity was 0.060 NTU (.300 NTU is the maximum turbidity allowed by the state). The plant ran at 62% of capacity for 31 days of operation. In addition to treated water, the Montevina pipeline was online at the beginning of the month and was further utilized later in month during rain events.

Miles reported that the electrical problems we've seen with the main transfer pump are from a bad pump motor. PG&E tested the lines to the pump house and they were fine. He will replace an electrical contactor in the pump house and get a quote on replacing the pump motor.

A community member reported that a service line was leaking on Apache Trail, near the back of the clubhouse. Chris Sands and his workers patched the pipe, but it still needs a new box, valve and meter to be installed.

#### b) Treatment plant 30 day plan

Miles

Miles presented a plan for automating the day-to-day operations of the treatment plant. Currently there is an operator on site every day, but by automating the plant we can get this down to 2-3 times per week and save cost in the long run. The next steps are to install valves and chemical pumps (for chlorine and aluminum sulfate) that can be automated and controlled. Rich made a motion to approve funds not to exceed \$5,500 for the valves, chemical system pumps and mixer, and PVC fittings. Dan seconded and the motion was approved.

**c) Request for nitrification control plan**

**Dan / Miles**

The company received a letter from the State Water Resources Control Board regarding the plan to change the disinfectant in the Montevina pipeline from free chlorine to chloramines in the next few months. The chloramine will have a chemical reaction with the chlorine used in the Chemeketa treatment plant (nitrification) and cause water quality issues. The state requests that we have a plan in place to safely use the Montevina water once SJWC switches to chloramine. Miles will be talking to other water operators in the area and will report back.

**VI. Roads**

**a) Comanche / Delaware project status**

**Dan**

Eric Corey visited to present proposals for three roads projects. First, shoring up the hillside on Comanche at Delaware to fix the slide. This would be a 40' long retaining wall set in concrete and tied into the hillside, with a supporting wall at the bottom of the hill. Estimated cost for this project is \$36,000.

Second, shoring up the washed out hillside on Comanche Trail downhill from the playground, just above the intersection with Nez Perce Trail. This would include a 9' long retaining wall at the washout, widening the roadway 2 to 4 feet along this section, and installing a new asphalt berm to make sure water flows along the road. Estimated cost for this project is \$10,600.

Third, replacing the grate on lower Comanche Trail near the intersection with Assiniboine Trail. This would include removing the existing asphalt and plate steel, welding bars in place to raise the elevation, installing a new grate and resurfacing the road on either side. The project may change when the asphalt and plate steel are removed, because it's hard to know exactly what is under the road. Estimated cost is \$6,500 to \$10,000.

**b) Ogallala road issues**

**Lori**

Lori wasn't able to attend the meeting, but sent a status update by email. Two 15 MPH signs were installed in early January — one on Ogallala between the OSCH entrance and Crow and the second on Comanche Trail near Blackfoot, both in the downhill view. A third will be installed on Ogallala between Crow and Edwards but that will require a post and concrete installation. She also has two convex mirrors that are awaiting a weather window for the same reason (post/concrete installation). These will be installed near Bunny's corner (Kiowa and Comanche in the south traveling direction) and on Ogallala between Crow and Edwards where there is a blind curve is due to the existing solid wood fence (where the road had washed away and was recently repaired).

**c) Storm damage and other roads issues**

**Board**

Brad has been monitoring the slides on Ogallala Warpath Trail and reporting them to the county. A large slide on upper Ogallala blocked the entire road on January 8<sup>th</sup>. County crews cleared the road on the 10<sup>th</sup>, but there is damage to the hillside that may undermine Old Santa Cruz Highway. There were multiple smaller slides on lower Ogallala that blocked a lane, but not the whole road. These were cleared as well.

**d) Hiring a new maintenance worker**

**Brad**

Brad reported a proposal from Rey Lopez to maintain the playground and other company property on a regular basis. There would be an initial cost for cleaning up the property and monthly costs for maintenance. The proposal was for an initial cost of \$1,800 and two visits per month for \$450 each. After some discussion, Lisa made a motion that the Board accept the proposal, but with only one visit per month rather than two. Dan seconded and the motion was approved.

**VII. Playground / Clubhouse / Community**

**a) Diseased oak trees near the clubhouse**

**Rich**

Rich reported that two tanbark oak trees behind the clubhouse are diseased and should be removed. One of the trees lost about 20' from the top in a windstorm, but fortunately it missed the clubhouse. The oak tree in front of the clubhouse is also diseased. Rich will have an arborist inspect the trees so we can get permits for removal.

**VIII. Adjourn**

**David**

Meeting adjourned at 11:10 p.m.

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The next Board of Directors Meeting is scheduled for Thursday, February 9<sup>th</sup> at 7:30 p.m. and will be held at the Chemeketa Park Clubhouse. All members are welcome and encouraged to attend.