

# 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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## Special Membership Meeting, March 26, 2017

**Present** – Board members attending were President David Casper, Vice-President Dan Markey, Treasurer Richard Buxton, Director Lisa Ridenour, Director Dana Hartzell, and Alternate Lori Morris.

**Quorum Call** – Lisa Ridenour declared a quorum of the membership with 42 households present.

**Call to order** – David Casper called the meeting to order at 1:25 PM.

**Presentation by the Board** – The Board of Directors presented a series of slides to report the state of the roads and water plant to the membership.

- **Introduction and Corporate Overview** – David Casper

Information about monthly and annual meetings was shared. Monthly Board meetings are held the 2<sup>nd</sup> Thursday of each month, 7:30 pm at the Clubhouse. The Annual Meeting is held the 1<sup>st</sup> Sunday of June each year, 1:00 p.m. at the Clubhouse. The meeting this year is June 4<sup>th</sup>. The Community is always welcome and encouraged to participate.

- **Proposed Roads Projects** – Rich Buxton

- **Slide on Comanche Trail at Delaware Trail**

- Hillside slid into the creek in spring of 2016
- Covered with tarps for two winters
- Proposal: Construct 40' retaining wall set in concrete and tied to the hillside, with a supporting wall at the bottom of the hill.
- Estimated cost: \$36,000

- **Slide on Comanche Trail near Nez Perce Trail**

- Roadside berm failed this winter
- Water washed out a gully, threatens the road
- Proposal: Construct 9' retaining wall at the washout, widening the roadway 2-4', install new asphalt berm to ensure proper drainage.
- Estimated cost: \$10,600

- **Comanche Trail at Assiniboine Trail**

- Construct berm to replace sandbags and install grate for water drainage into the creek.
- Remove existing asphalt and plate steel, weld bars in place to raise elevation, resurface the road on either side.
- Estimated cost: \$10,000

- **Walla Walla Trail**

- Hillside sliding down into the creek this winter, water erosion
- Road was not paved with the rest of the park in 2008
- Proposal: resurface road, install ditches and berms to control water runoff.
- Estimated cost: \$10,000-\$15,000

- **Proposed Water Projects** – Dan Markey

- **Operations Transition Plan**

- Allied Water Hourly Rate (Tyler): \$65 (Level II Operator / Distribution)
- Cypress Water Hourly Rate (new operator): \$75 (Level III Operator / Distribution)
- Allied Annual Agreement: \$53,200
- Cypress Annual Agreement: \$53,000

- **Treatment Plant Automation**
  - Previous water operator, Allied Water Service, had difficulty taking time off or getting others to run the facility due to the complex manual system that required daily visits.
  - State Regulatory Agency mandated that we have daily visits until Automation is in place.
  - New water operator, Cypress Water Services, signed agreement for same annual rate, with plans to automate the plant. Automation will pay for itself in less than one year.
  - Level III operator saving us money with less engineering costs (\$10,000 to date).
  - Comparison to other systems – Aldercroft and Raineri are fully automated and require only weekly site visits.
- **Capital Improvement Plan** – David Casper
  - Projects completed and in process
  - Plans for next year
- **State of the Emergency Fund** – David Casper
  - Emergency fund is self-insurance to have funds in place to react to unexpected events or emergencies, including water operator transition, main pump breakdown, floods, and earthquakes.
  - The Board would like to have approximately six months of revenue in reserve, or about \$125K.
- **Voting on Assessment Increases** – Lisa Ridenour / Dana Hartzell
  - **Proposal 1** – Temporary assessment of \$22/month for three years, expiring in April 2020, for specific improvements to roads and water system.  
YES = 47 votes      NO = 6 votes
  - **Proposal 2** – Temporary assessment of \$7/month for three years, expiring in April 2020, to be used to replenish the company's emergency reserve fund.  
YES = 45 votes      NO = 8 votes

The meeting was adjourned at 3:35 PM.