

# 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, April 13, 2017

### I. Call to Order

David

Meeting was called to order at 7:39 p.m. In attendance: David Casper, Dan Markey, Richard Buxton, Lisa Ridenour, and Dana Hartzell. Also in attendance: Miles Farmer, Tim Shanahan, and several members of the community.

### II. Review and Adopt minutes

Dana

David made a motion to approve both the March and Special Meeting minutes without changes. Dana seconded and the motion was approved.

### III. Public Comment

Board

Tim Shanahan submitted a proposal to the Board to repair the slide under the bridge on Apache Trail. The Board will investigate the proposal. The proposal will require agreement from homeowners who touch the property under consideration. This proposal does not allow access to the water in Los Gatos Creek.

Lisa made a motion to change the By Laws, Section 5.1.5, to make sure that any change to the road for any purpose needs to have permission from the Board. Richard seconded the motion and the motion was passed. This proposal will be sent to the Membership.

### IV. Water Report

#### a) Water operations report

Miles

Total treated water produced by the water plant for March (31 days) was 759,122 gallons. We also purchased 220,802 gallons from San Jose Water. Total water demand/consumption for March was 1,041,300 (compared to 833,000 gallons in February). Percent of demand satisfied by purchased water was 21%. Average daily production for March was 25,304 gallons.

Average raw water turbidity for water entering the plant in March was 3.35 NTU. The average monthly finished water turbidity was 0.058 NTU (.300 NTU is the maximum turbidity allowed by the state).

Rain totals for Lexington Hills was 11.35 inches in March as compared to 19.78 inches for the month of February.

Working with an electrician to replace faulty wiring in the pump house.

#### b) Treatment plant automation project

Miles

Programmable Logic Controller (PLC) has been purchased. Still waiting for the remaining parts to complete this project.

#### c) Nitrification control plan

Dan / Miles

San Jose Water is going ahead with their plan of adding chlorimine as their water disinfection. The Board is working on a plan to maintain compatibility with this new process and has submitted a plan to the State. The changeover will happen in the summer.

#### d) State funds for water improvements

Dan / Fred

Submitted two low-interest loan applications to the state. One loan would be for the booster pump replacement project (\$65K). The second loan would be for the engineering design of the short well (\$150K). Project manager has been assigned. This will be about a 9-month project.

## **V. Financial Report**

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

**Lisa**

Major expenses for March were: \$9,736 to Cypress Water for maintenance, emergency hours and equipment, \$3,595 to San Jose Water for water purchases, and \$2,960 to Chris Sands Construction for drainage, brush clearing and laying plastic during storms. There are currently seven delinquent accounts greater than 90 days past due and one account 60 days past due. The total amount due for these accounts is \$61,862. Of these accounts, three have water shut off, two are on a payment plan, and one is in escrow and should be paid soon.

### **b) Frontier phone & internet**

**Lisa**

Communicating with Frontier about installing high speed internet in the clubhouse. They have not been very responsive yet. Frontier will send an engineer to visit and see if this is possible. Will also look into Comcast.

### **c) Insurance Renewal**

**Rich**

Insurance proposal renewal is being reviewed.

### **d) Financial review engagement**

**David**

Our CPA, Michael Murray, will do a financial report and get back to us at the end of May so we can present at the annual meeting. The review cost is about \$3400. Dave proposes that we authorize \$3400 funds for the financial review. Lisa seconded and the motion passed.

### **e) 2017/2018 Budget review**

**David**

The Board reviewed the budget numbers for next year. Will revisit next month and have a plan put together for the Annual Meeting.

## **VI. Roads**

### **a) Road projects report**

**Rich**

Waiting to hear from Eric Corey for his timeline on the roads projects. Priority will be set when we hear from Eric.

### **b) Repairs on Apache Bridge**

**Board**

The Board will look into a contractor to evaluate the state of the bridge, and possibility of opening it up to foot traffic.

## **VII. Playground / Clubhouse / Community**

No updates.

## **VIII. Fire Safety**

Brush Chipping Program begins April 15<sup>th</sup> and goes through April 23<sup>rd</sup> **for Chemeketa Park residents only**. Brad needed to purchase more re-bar posts and barricade tape to set up the playground. After an incredibly wet and windy winter, the vegetation, brush, downed trees and branches will pose a significant threat to maintaining the defensible spaces throughout our community. Now is the time to start preparing for the fire season that will be upon us very soon. You can read all about the Santa Clara County FireSafe Council's programs and other sources of information about defensible space at [www.sccfiresafe.org](http://www.sccfiresafe.org).

## **IX. Adjourn**

**David**

Meeting adjourned at 10:46 p.m.

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The next Board of Directors Meeting is scheduled for Thursday, May 11<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.