

# Chemeketa Park Mutual Water Company

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

<http://www.chemeketapark.org>

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Annual Membership Meeting, June 1, 2025 @ 1 p.m.  
Clubhouse

## Officers & Directors

Erik Wilkerson, President  
Fred Schenkelberg, Vice-President  
Mike Lerman, Secretary  
Teus Aarnoudse, Director  
Neil Abranyi, Roads  
Geri Markey, Treasurer and Alternate, Director  
Vincent Mackewicz, Alternate, Director

## E-Mail

[erik.bd@cpmwc.org](mailto:erik.bd@cpmwc.org)  
[fred.bd@cpmwc.org](mailto:fred.bd@cpmwc.org)  
[mike.bd@cpmwc.org](mailto:mike.bd@cpmwc.org)  
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[geri.bd@cpmwc.org](mailto:geri.bd@cpmwc.org)  
[vincent.bd@cpmwc.org](mailto:vincent.bd@cpmwc.org)

## Corporate Representatives

Miles Farmer, Water Master, Cypress Water Services  
(831) 920-6796  
Kirk Nilson, Bookkeeping, Nilson & Associates  
(831) 531-2524

[miles@cypresswaterservices.com](mailto:miles@cypresswaterservices.com)

[accounting@cpmwc.org](mailto:accounting@cpmwc.org)

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- I. Welcome - Review Agenda & Expectations 1:15 pm
- II. Introductions
- III. Overview of Mutual Water Company
  - A. [Legal Obligations](#)
  - B. Role of volunteer Board Officers and Directors
  - C. Role of Regulating Agencies
    - 1. State level: State Water Resources Control Board, CA Department of Public Health
    - 2. Local: County of Santa Clara Department of Environmental Health, Building, and Planning
  - D. [Hierarchy of Laws](#) - State Statutes: [Parliamentary Procedure](#), Opening Meetings Act, Inspection of Public Records Act, Robert's Rules of Order, AB 240, AB 54, [SB3](#), California Corporation Code, California code Part 3 Non-profit mutual benefit corporation 7110-8910
  - E. CPMWC's Articles of Incorporation, [By-laws](#), [SOP](#)

- IV. CPMWC 2024-2025 Accomplishments and Review
    - A. Water
    - B. Roads
    - C. Clubhouse
  - V. CPMWC Capital Improvement Projects & Future Direction
    - A. Upcoming
    - B. Pending
  - VI. Finance Reports
    - A. 2024-2025 Annual Review
    - B. 2024-2025 Income & Expenses
    - C. [2025-2026 Budget](#)
  - VII. Community
    - A. Apache Bridge Options
    - B. Firewise
  - VIII. Voting and Elections
    - A. Bylaws Proposals, Amendments, and Approvals
      - 1. Align with state and county statutes and regulations
      - 2. Address areas of concern in 2023-2024 Annual Review
    - B. Monthly Assessment Adjustments
    - C. [Clubhouse SOP](#) Revisions and Approvals
    - D. Board Elections
      - 1. Teus Aarnousde and Mike Lerman were elected to 2-year terms last year, all other directors' terms are expiring
      - 2. NEW BOARD MEMBERS ELECTED:
        - a) 2 year term: Director - Paul Boothby
        - b) 2 year term: Director - Dylon Dickinson
        - c) 1 year term: Director - Pat Webster
        - d) 1 year term: Alternate - Beth Anderson
  - IX. Next Annual Meeting: Sunday, June 7, 2026
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## Proposals for the Membership

Please note: *italics* = added language to bylaws

### **NO: Proposal #1 (Board Recommends Revisiting This in Future): Increase Monthly Assessment to \$272 per Year.**

- Based on community feedback and other factors, we are recommending that community members vote no on this proposal. Why? More time is needed to make the case to the community regarding the need to increase our reserves from \$250K to \$500K. The board recommends future boards examine this proposal.
- Why is it still on the agenda? Answer: Rules governing our meetings. It was too late to remove this item from the agenda for our annual meeting without calling a special board meeting.

### **YES: Proposal #2: Special Assessment of \$50 for 12 months**

- For specific projects that need to be completed
  - Security Fence required by state for the new water tank project
  - Replace Water treatment plant siding to ensure compliance and financial protection by the insurance company.
  - Water Plant Lighting ensure compliance and financial protection by insurance company
  - Cargo Storage Box – insurance requires our spare parts stored onsite.
  - Project Manager to manage all capital improvement projects
  - Firewise projects - including dumpster day.
- Total dues would be **\$262** per month for 2025-2026

### **YES: Proposal #3 (Bylaw Change): Adjust rates yearly to keep pace with inflation.**

- This would be done by tying future rate increases to government COLA adjustments.
- NEW LANGUAGE \ AMENDMENT: ARTICLE 11: AMENDMENTS, Section 11.4 “*To automatically adjust the percentage of the annual assessment to match Cost of Living Adjustment (COLA) as published by the Social Security Public Law 106-554 in February of each year.*”

### **YES: Proposal #4 (Bylaw Change): Add “CPMWC” to Bylaws for legal documents**

- OLD LANGUAGE: Article 1 Section 1.1 “The name of the corporation is Chemeketa Park Mutual Water Company.”
- NEW LANGUAGE: Article 1 Section 1.1 “The name of the corporation is Chemeketa Park Mutual Water Company (*CPMWC*)”

**YES: Proposal #5 (Bylaw Change): Add clarifying language to Article 2 Section 2.6**

- OLD LANGUAGE: “Each Member shall pay to the Corporation monthly and special assessments as may be required to provide, maintain or improve water services, roads or other facilities or services provided by the Corporation.”
- NEW LANGUAGE: “Each Member shall pay to the Corporation monthly and special assessments *such as to increase reserves, to address a catastrophic event and any projects that* may be required to provide, maintain or improve water services, roads or other facilities or services provided by the Corporation.”

**YES: Proposal #6 (Bylaw Change): Add clarifying language to Article 2 Section 2.6.1**

- OLD LANGUAGE: Section 2.6.1 Assessments shall be levied upon the Membership only by a majority vote of the Membership, except as provided in Paragraph 9.1.2.
- NEW LANGUAGE: Section 2.6.1 Assessments *and any adjustments* shall be levied upon the Membership only by a majority vote of the Membership, except as provided in Paragraph 9.1.2.

**YES: Proposal #7 (Bylaw Change): Add language to Article 3 Section 3.2.1 allowing for email notices to be sent to the community.**

- **Community members can elect to receive hard copies!** 45 households have requested to receive hard copies.
- Also clarifies notification must be sent out 4 days before a regular meeting.
- OLD LANGUAGE: The Secretary shall mail a copy of such notice to each Member, at his or her address as listed in the records of the Corporation, not less than ten (10) nor more than sixty (60) days before the date of the meeting.
- NEW LANGUAGE: The Secretary shall email a copy of such notice to each Member as listed in *MailChimp distribution list or an independent service will mail a copy of such notice at his or her address as listed in the records of the Corporation, not less than four (4) nor more than sixty (60) days before the date of the meeting.*

**YES: Proposal #8 (Bylaw Change): Remove Article 5 Section 5.2 from bylaws**

- We are not allowed to deny ADUs, this is the county’s jurisdiction.
- OLD LANGUAGE to be Removed: “Section 5.2 ~~No single-family dwelling shall be converted to a multiple dwelling. If a dwelling is converted after June 2, 1985, the Board of Directors shall report this conversion to County authorities. The Board of Directors, at its discretion, may decline to provide water service to any dwelling so converted.~~”

**YES: Proposal #9 (Bylaw Change): Remove “and employees” from Article 8 Section 8.1.5**

- OLD LANGUAGE: Supervise all officers, agents and employees and to see that their duties are properly performed.
- NEW LANGUAGE: Supervise all officers *and* agents to see that their duties are properly performed.

**YES: Proposal #10 (Bylaw Change): Revise Bylaw Article 9 Section 9.1.3.2 to Reflect Water Service Shut Off Policy (SB3)**

- OLD LANGUAGE: Service may be discontinued anytime after an account has been delinquent for sixty (60) days, at the option of the Board of Directors and must be discontinued when an account has been delinquent for ten (10) months.
- NEW LANGUAGE: Service may be discontinued after an account has been delinquent for *one-hundred (120) days as outlined in the Water Service Shut-Off Policy (SB3)* at the option of the Board of Directors and *must be discontinued when an account has been delinquent for four (4) months and seven (7) days.*

**YES: Proposal #11 (Bylaw Change): Revise Bylaw Article 9 Section 9.1.10**

- The board will not inspect septic tanks on individual properties.
- OLD LANGUAGE: “To inspect septic tanks.”
- NEW LANGUAGE: “*To report environmental health hazard(s) related to septic tanks to the County of Santa Clara.*”

**YES: Proposal #12 (Bylaw Change): Revise Bylaw Article 10 Section 10.1.3**

- CA Civil code says treasurer needs to be a board member
- OLD LANGUAGE: “The Secretary and Treasurer shall be chosen from among the Membership, not excluding the Board of Directors.”
- NEW LANGUAGE: “The Secretary and Treasurer shall be chosen from among the Board of Directors”

**YES: Proposal #13 (Bylaw Change): Revise Bylaw Article 11 Section 11.2.**

- Adds permission to notify members of certain meetings via email
- OLD LANGUAGE: “At least thirty (30) days notice, in writing, shall be mailed to each Member at his or her address, as listed in the records of the Corporation.”
- NEW LANGUAGE: “11.2 At least thirty (30) days notice, in writing, shall be *emailed and/or* mailed to each Member at his or her email *and/or physical address*, as listed in the records of the Corporation.”

### **YES: Proposal #14: Clubhouse**

- Revise Clubhouse SOP to include \$35 usage fee each event

### **Proposal #15: Apache Bridge Options**

We are asking for community consensus on what project the board should explore. This is not a binding vote - we are asking for which course of action the community would like the board to get bids on. The actual project would need to be approved by a special community session (due to the large price tag of the actual project - there will likely need to be a special assessment).

- Option 1: Demolish the current bridge and build a new bridge
- Option 2: Demolish the current bridge and build a simple pedestrian bridge
- Option 3: Remove the bridge without replacement
- Option 4: Leave the bridge as is

**VOTING BALLOT June 1, 2025**  
**Please Circle “Yes” or “No” Below**

Reference Documents Provided For Additional Information

**Proposal #1** (Board Recommends “No” This Year): Increase Monthly Assessment to \$272 per Year.

YES NO

**Proposal #2** Special Assessment of \$50 for 12 months

YES NO

**Proposal #3** (Bylaw Change): Adjust rates yearly to keep pace with inflation (match to COLA)

YES NO

**Proposal #4** (Bylaw Change): Add “CPMWC” to Bylaws for legal documents

YES NO

**Proposal #5** (Bylaw Change): Add clarifying language to Article 2 Section 2.6

YES NO

**Proposal #6** (Bylaw Change): Add clarifying language to Article 2 Section 2.6.1

YES NO

**Proposal #7** (Bylaw Change): Add language to Article 3 Section 3.2.1 allowing for email notices to be sent to the community.

YES NO

**Proposal #8** (Bylaw Change): Remove Article 5 Section 5.2 from bylaws We are not allowed to deny ADUs, this is the county’s jurisdiction.

YES NO

**Proposal #9** (Bylaw Change): Remove “and employees” from Article 8 Section 8.1.5 Remove word “employees”.

YES NO

**Proposal #10** (Bylaw Change): Revise Bylaw Article 9 Section 9.1.3.2 to Reflect Water Service Shut Off Policy (SB3)

YES NO

**Proposal #11** (Bylaw Change): Revise Bylaw Article 9 Section 9.1.10 The board will not inspect septic tanks on individual properties.

YES NO

**Proposal #12** (Bylaw Change): Revise Bylaw Article 10 Section 10.1.3 CA Civil code says treasurer needs to be a board member

YES NO

**Proposal #13** (Bylaw Change): Revise Bylaw Article 11 Section 11.2 Adds permission to notify members of certain meetings via email

YES NO

**Proposal #14:** Clubhouse Usage fee of \$35.00 per event

YES NO

**Proposal #15:** Apache Bridge Options (to research):    Option 1    Option 2    Option 3    Option 4