

# Chemeketa Park Mutual Water Company

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

<http://www.chemeketapark.org>

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## Water Master: Tyler Boswell (408) 590-9715

Board of Directors Meeting, September 15, 2011

### Officers & Directors

	Phone	E-Mail
Linda Wallace, President	353-3980	<a href="mailto:lindalwallace@earthlink.net">lindalwallace@earthlink.net</a>
Peter Bedworth, Vice-President (absent)	(650) 465-0665	<a href="mailto:peter.v.bedworth@lmco.com">peter.v.bedworth@lmco.com</a>
David Casper, Secretary	353-9728	<a href="mailto:david@clancasper.net">david@clancasper.net</a>
Ted Romero, Treasurer/Roads/Clubhouse	353-3050	<a href="mailto:myredwoods@yahoo.com">myredwoods@yahoo.com</a>
Brad Hartzell, Fire Prevention (absent)	353-3668	<a href="mailto:bjhartzell@verizon.net">bjhartzell@verizon.net</a>
Garry Shapiro, Alternate/Water	353-6068	<a href="mailto:garry@ni6t.com">garry@ni6t.com</a>

### Also Present

Tyler Boswell, Water Operator	590-9715	
Lisa Ridenour, Bookkeeper/Collections (absent)	792-7762	<a href="mailto:gdrtax@gmail.com">gdrtax@gmail.com</a>
Dana Hartzell, Ron Gerlach		

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**Call to order** – President Linda Wallace called the meeting to order at 8:04 PM.

**Acceptance of the Minutes** – August minutes were approved (Ted proposed, Linda second)

**Finance report** – Lisa was absent, so Ted Romero presented the finance report. He reported that there were no large expenses last month. The Board discussed the budget and unanimously agreed to allocate \$1,000 from the Board Discretionary Fund to the Handyman account. It's anticipated that there will be additional work required over the winter months and the amount originally allocated is nearly half gone.

Currently there are ten delinquent accounts with a total amount due of about \$22,950. One of the delinquent accounts from last month was paid off, but three more were added to the list. Of the ten accounts, six have their water shut off and two have established a payment plan. The final two will be given notice and have the water shut off if they don't make arrangements for payment.

There was discussion about three properties that were sold in the past few of months, but the outstanding water account balances weren't paid through escrow. Generally, the real estate agent or the title company knows to include the water company in the sale. Lisa will contact the recent buyers to inform them of their outstanding balances. There was also discussion of ways to keep track of houses that are for sale or foreclosed upon, so we can notify the agents and buyers of their responsibilities.

**Water report** – Treated water production for August (31 days) was 2,205,900 gal; average daily production was 71,158 gal. Moody Gulch flow has decreased since July, but is still 25% over our demand. Raw water quality was high and ranged from 0.61 to 1.28 NTU. Average finished water turbidity was 0.038 NTU (.300 NTU allowed). The plant has been running at 75% of capacity.

Tyler reported that he worked with a certified engineer to inspect the storage tank scheduled for replacement. The engineer reported that the tank walls were in good shape, even though there are rust spots in places. His recommendation was that we replace the tank's roof and install a polymer liner inside the tank. This will extend the life of the existing tank for 10-20 years and is much less costly. After some discussion, the board voted to table the work to replace the tank and move forward instead on getting quotes for a tank liner (Garry proposed, David second). In addition, the Board asked Tyler to creating a working entrance for our new property on lower Ogallala Warpath. He will clear out the pile of dirt at the entrance and install a gate with "no trespassing" signs.

**Roads report** – Ted reported that he is working to firm up the initial quotes for repairing Comanche Trail, downhill from the clubhouse. This is going to be a major repair and will likely close the road for a period of time. More information will be posted as it becomes available. In addition, Ted reported that the speed bumps would be repainted next week free of charge, since the original work didn't last very long.

**Clubhouse report** – Dana Hartzell reported on plans for the community event on October 16th. The Board will provide drinks and charcoal grills for cooking. Community members are encouraged to bring something to grill and a dish to share. Board members will be present to pass out information and answer any questions. Tasks were divided between the board members to spruce up the playground, do minor repairs to the clubhouse and generally get things ready. Event details will be posted at park entrances and at <http://www.chemeketapark.org>.

**Other issues** – The Board discussed various zoning and permit infractions that have occurred recently. This included reports of illegal tree cutting by an owner and indications of another illegal duplex. There is some information on the company's website regarding tree removal ordinances and further information will be added. However, it is the homeowner's responsibility to be aware of the zoning laws and the County's responsibility to enforce them.

Meeting was adjourned at 10:39 PM (Linda proposed, David second).

Respectfully submitted,  
David Casper, Secretary