

Chemeketa Park Mutual Water Company

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

<http://www.chemeketapark.org>

Water Master: Tyler Boswell (408) 590-9715

Board of Directors Meeting, October 13, 2011

Officers & Directors

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

Also Present

Tyler Boswell, Water Operator	590-9715	
Lisa Ridenour, Bookkeeper/Collections	792-7762	gdrtax@gmail.com
Dana Hartzell		

Call to order – Vice-President Peter Bedworth called the meeting to order at 8:08 PM.

Acceptance of the Minutes – September minutes were approved (Peter proposed, Brad second)

Finance report – Lisa reported that there were no large expenses last month. Currently there are eight delinquent accounts (greater than 90 days past due) and a total delinquent amount due of about \$22,970. Three accounts from last month are no longer delinquent, but one account was added to the list. Of the eight accounts, six have their water shut off and the other two have each established a payment plan.

Linda and David reported on research regarding AB 54, a recently signed state law that places new requirements on mutual water companies. It mandates training sessions for board directors and corporate reporting requirements to the Santa Clara County Local Agency Formation Commission (LAFCO). This law goes into effect starting on January 1, 2012.

Water report – Treated water production for September (30 days) was 2,229,000 gal; average daily production was 74,300 gal. Moody Gulch flow is still running 25% over our demand. Raw water quality was high and ranged from 0.77 to 1.15 NTU. Average finished water turbidity was 0.036 NTU (.300 NTU allowed). The plant has been running at 72% of capacity.

Tyler reported that on October 6th he arrived at the treatment plant to find that the motor on the main pump was burnt out. He had some trouble locating a replacement right away, so had to drive down to Fresno to pick it up at the manufacturer's warehouse. The new, higher-efficiency motor is much quieter and weighs 30 lbs. more than the old one because of added cooling fins. In addition he added vibration isolators around the pump to further reduce noise and vibration. The new pump cost about \$2,330 and will likely be invoiced next month.

Tyler also reported that he repaired an 8 to 10 gallon per minute leak at the meter connection of a house on Kiowa Trail, following a call from a neighbor. He believes that the old pipe was under stress from soil movement.

Tyler reported no progress on the project to get a tank liner to refurbish the storage tank on upper Ogallala. He will continue to work on getting a quote, with Peter's help. Tyler is also working to create 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 presented the Board with a quote from Corey & Sons to repair the retaining wall along Comanche Trail just downhill from the playground entrance. The Board is concerned that these cracks worsened last winter and would like to get the repair completed before the rainy season starts this year. Ted reported that the work could start in 1 to 2 weeks and that the project would take about a week to complete. The Board

approved a budget of \$17,500 for this project, including \$10,000 from the emergency funds. Ted also reported that the paint on speed bumps around the park was repaired last month.

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. All board members have tasks assigned, but here are some items of note:

- David obtained, and Tyler installed, a water filter for the clubhouse sink
- Ted asked Amy to repair broken benches on the picnic tables and do some general cleanup around the park
- David booked a band and the Board approved a payment of \$400
- Tyler will lead a tour of the water plant at 2:00 pm

There was a discussion about dog owners failing to pick up after their dogs in the playground. Residents are required to clean up after their dogs, and to bring a bag and a scoop. Peter will look into installing a bag dispenser in the playground and report back next month.

Linda is working on a project to plant a couple of additional trees in the playground to shade the swings and other play structures. This has been discussed by the Board in previous years, but never completed. Given our seasonal winter rains, November is generally the best time to plant trees. She will discuss the project with Dan Markey and report back to the Board.

Other issues – The Board discussed a situation where a homeowner has been storing items on water company property for more than a year. The original agreement was that he would be leaving the items for less than 90 days. The Board asked David to mail the homeowner a letter requesting that the items be removed.

David reported that he created pages on both Facebook and Twitter for the water board. This gives community members an opportunity to subscribe to either feed and get periodic updates.

<http://www.facebook.com/chemeketapark>
<http://www.twitter.com/chemeketapark>

Meeting was adjourned at 10:40 PM (Brad proposed, David second).

Respectfully submitted,
David Casper, Secretary