

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, June 14, 2012

Officers & Directors	Phone	E-Mail
Linda Wallace, President	353-3980	lindalwallace@earthlink.net
Garry Shapiro, Vice-President/Water Projects	353-6068	garry@ni6t.com
David Casper, Secretary/Treasurer	353-9728	david@clancasper.net
Peter Bedworth, Roads	353-6069	peter.v.bedworth@lmco.com
Brad Hartzell, Fire Prevention/Maintenance	353-3668	bjhartzell@verizon.net
Sue Levy, Alternate	656-0813	sue.levy@lmco.com

Also Present

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

Call to order – President Linda Wallace called the meeting to order at 8:03 PM.

Acceptance of the Minutes – May minutes were approved (Garry proposed, Peter second)

Finance report – Lisa reported on the large expenses paid last month. There was a payment of \$1,778.50 to Roy Nelson for engineering work on the tank replacement project, a payment of \$10,000.00 to Carson Manufacturing as a deposit on the tank liner for the tank replacement project and four payments to Soil Control Lab totaling \$2,528.00 for water tests. There are currently seven delinquent accounts (greater than 90 days past due) and the total amount due for these accounts is \$34,331.76. Of these accounts, one has an established payment plan and six have water shut off and/or had a lien filed.

Lisa also reported on discussions with the County on filing property liens for accounts that have been delinquent for an extended period. The company's lawyer sent the County another letter that includes the new language from the Bylaws that was approved at the last annual meeting. He called and left a message with the County's attorney asking for a response.

Garry reported that he received the annual insurance quote from the company's agent and it will cost about \$9,100 this year. He will review the insurance policy papers and report back to the Board if there are any issues.

Water report – Treated water production for May was 2,019,100 gallons. The plant was operating for all 31 days, so average daily production was 65,132 gallons. The flow in Moody Gulch has slowly decreased since April due to the absence of significant rain events and is now running 110% over online demand. Raw water quality ranged from 1.01 to 1.91 NTU and average finished water turbidity was 0.039 NTU (.300 NTU is the maximum turbidity allowed by the state). The plant has been running at 88% of capacity.

Tyler and Brad reported their progress on the upper tank refurbishment project.

- Tyler ordered the tank liner from Carson Liners and sent them a deposit. They will hold the deposit until we're ready to schedule the installation.
- Brad discussed with Roy Nelson the option of installing a metal roof similar to the existing roof. Roy provided engineering drawings and specifications for the metal roof option. Brad obtained one quote for the wooden roof option and one quote for the metal roof option. He has contacted two more companies for quotes on the metal roof. Once he has collected all the quotes, the Board will meet to finalize construction plans.
- Brad is in contact with the State DPH regarding plans for the metal roof option. He will report back on any comments.

Roads report – Peter reported back to the Board on the project to pave road section at the end of Navajo Trail. He presented a quote for repaving that exceeds the roads budget for the year. He will continue to explore less expensive alternatives.

Peter also reported on further incidents of graffiti around the neighborhood. He will order new traffic signs to replace the ones that were defaced on upper Ogallala Trail. Brad filed a report with Sherriff's department last month regarding the graffiti damage to the clubhouse. If any residents have information about who might be causing this damage, then please contact the Board and/or the Sheriff's department.

Clubhouse report – Brad reported that residents filled five of the six dumpsters ordered for the neighborhood cleanup during the week of June 2nd. The final dumpster will remain for another week, or until it is filled.

Fire prevention report – Brad reported that the chipping program was completed last month and all the wood chips were hauled away. Thanks to residents for participating in this important fire prevention program. The Board thanks Paul McKenna for clearing brush on water company property opposite his home on Comanche Trail and bringing it in for chipping.

Brad attended the County FireSafe Council meeting last Tuesday and pledged \$1,000 from the Board in support of future chipping programs.

Other business – David updated the corporate Bylaws with changes from the annual meeting and the new version is available at www.chemeketapark.org. He will work to expand this section of the website to be a "welcome packet" of information for residents.

Linda adjourned the meeting at 10:26 PM

Respectfully submitted,
David Casper, Secretary