

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, September 13, 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 (absent)	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
Chris Sands, Jody Whitsell		

Call to order – President Linda Wallace called the meeting to order at 8:02 PM.

Acceptance of the Minutes – The Board discussed changes to the August minutes, and David will update the section discussing action on water rights. The minutes were approved with this modification (Garry proposed, Linda second)

Finance report – Lisa reported that there was one large expense paid last month. It was an invoice of \$9,144 to Apex Insurance for the company's annual liability policy. There are currently seven delinquent accounts (greater than 90 days past due) and the total amount due for these accounts is \$34,020.96. Of these accounts, two have established payment plans and five have water shut off and/or had a lien filed.

On September 9th, five Board members and Lisa attended a training session with information on regulations governing the operation of mutual water systems. This training was mandated by the State of California last year in AB54. Linda, Garry, David, Peter and Sue have now satisfied that requirement. Brad will take a similar training course before the end of the year.

There was a discussion regarding the end-of-year financial report for the last fiscal year (May 2011 to April 2012). A state regulation requires that the Treasurer present a report, prepared by an independent Certified Public Accountant, to the Board at the annual meeting. David asked Lisa to have a CPA prepare a report for the Company's records that covers the past year. The Board may propose a change to the Bylaws to push the annual meeting back a week for more time to between the end of the fiscal year and the meeting date.

Water report – Treated water production for August was 2,225,900 gallons. The plant was operating for all 31 days, so average daily production was 71,773 gallons. The flow in Moody Gulch decreased in August and is now breaking even between supply and online demand. Raw water quality ranged from 0.82 to 1.91 NTU and average finished water turbidity was 0.042 NTU (.300 NTU is the maximum turbidity allowed by the state). The plant has been running at 72% of capacity.

The Board would like to remind residents that as water supply decreases this fall, it becomes more **important to conserve water and avoid activities that could increase your household's water usage**. Tyler will post signs at the entrance to the park if additional conservation measures are required. Thank you for your help!

Tyler had an emergency call last month to repair a service connection leak near the corner of Kiowa Trail and Cherokee Trail.

Tyler reported that he talked to a San Jose Water Company crew about the damage to the water and power lines from the company's sump pump in the Los Gatos Creek to the backup water tank. They pointed out that the lines might have been pulled apart from the stress of debris falling down the embankment directly over the top of the

suspended lines. If so, then the damage would have been caused by the erosion and collapse of the embankment and not by the SJWC crew that dumped rock to reinforce the embankment. Unfortunately, there is no way to prove exactly what happened. Tyler estimates that the repair costs to restore the lines to be \$10,000 to \$12,000. The Board approved an initial expenditure of \$1,000 for Tyler to make a detailed design and test out options for the repair (Peter proposed, Linda second).

Roads report – Peter reported on graffiti cleanup efforts in the park. He has ordered five new road signs to replace ones that could not be cleaned. They will arrive in about a week and he will work to get them installed. In addition, vandals defaced the information sign at the lower Ogallala entrance last month. The Board thanks Geri and Dan Markey for volunteering to clean it off. If anyone in the park knows the identity of the vandals, or witnesses an attack in progress, please contact the County Sheriff's Department.

Sue reported that she met with Brad last month to review maintenance projects along the closed section of Apache Trail. There are blocked storm drains, growth that needs to be trimmed along the hillside above the bridge and dry rot in the bridge's guardrail posts. Peter will work with Brad to make sure these are addressed.

Jody Whitsell asked about installing a speed bump in the road near her driveway. Linda recalled that the Board developed an application process for new speed bumps. She will look for the document and send it to Peter.

Clubhouse report – There was a discussion regarding the project to stain the outside of the clubhouse. Linda got a contractor's proposal for \$3,500 to complete the work, but the Board agreed to try to pull together some volunteers from the community and work on this next spring.

The Board voted to approve a budget of \$250 for the Oktoberfest community event this year (David proposed, Peter second). The event will be scheduled on October 14th or 21st, with Board members working to pull together more detailed information before advertising the date to the community.

Fire prevention report – Nothing to report.

Other business – There was a general discussion of quality-of-life issues in the park, which were brought to the attention of the Board by a homeowner. Some of the items discussed were:

- Garbage cans knocked over and trash in the street
- Feeding wildlife (e.g. raccoons and skunks)
- Dogs off leash in the park
- Dog owners not cleaning up poop from the side of the road
- Licenses and vaccinations and for indoor/outdoor cats
- Parking next to fire hydrants
- Noise from neighbors after 10:00 p.m.
- Clearing brush/dirt from the edge of the roads

The action items from this discussion:

- David will continue to work on a summary of county ordinances that govern land use and noise in the Park. The summary will be included in the "welcome packet" for new residents.
- Peter will work to install "no parking" signs near fire hydrants and "pick up after your dog" signs in likely locations.
- Peter will put together a small group to brainstorm ideas for educating pet owners.

Linda adjourned the meeting at 12:06 PM

Respectfully submitted,
David Casper, Secretary