

Chemeketa Park Mutual Water Company

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

Water Issues? Call Tyler Boswell at (408) 590-9715
Billing Questions? Call Lisa Ridenour at (408) 792-7762
Contact the Board – <http://chemeketapark.org/contact>

Board of Directors Meeting, August 08, 2013

PLEASE NOTE: Check the website at www.chemeketapark.org for news on upcoming major roadwork and information about how members can get driveways resurfaced at a reduced rate. Work starts the week of September 11th.

Present – President Linda Wallace, Vice-President Garry Shapiro, Secretary/Treasurer David Casper, Director Dan Markey, Director Fred Schenkelberg, Watermaster Tyler Boswell, Bookkeeper Lisa Ridenour, CPA Michael Murray and Diane Schenkelberg.

Not attending were Alternate Director Brad Hartzell and Alternate Director George Bruder.

Call to order – Linda Wallace called the meeting to order at 8:08 PM.

Acceptance of the Minutes – Minutes from the July meeting were approved (Garry motioned, Dan second)

Finance report – Lisa submitted a financial report to the Board for the month of July. Large payments during the last month include \$8,894.00 to Apex Insurance for the company's annual policy, \$3,500.00 to Gallagher, Reedy & Jones as a legal retainer and \$500.00 to Aldercroft Heights Water District to reimburse legal fees. For the tank refurbishment project, there were three separate payments totaling \$7,336.50 to American Ornamental Iron for work on replacing the roof. There are currently eleven delinquent accounts (greater than 90 days past due) and the total amount due for these accounts is \$45,454.91. Of these accounts, one has been sent a final notice, three have established payment plans and the other seven have water shut off and/or had a lien filed.

Lisa introduced Michael Murray to the Board, the CPA who will prepare an annual review of the company's finances and prepare this year's tax returns. Once this review is completed it will be made available to the membership.

David asked the Board for authorization to open a new savings account at Comerica that would be used to manage special project funds rather than having them in the Dreyfus account. The Dreyfus account would continue to be used for longer-term investments. The Board approved this request (David motioned, Linda second).

David also requested that the Board close out the Water Reserve Fund and move its entire balance of \$10,000 to the Road Resurfacing Fund. The Board is authorized to do this, since the fund was created by a previous Board action, not at an annual membership meeting. The Board approved this request (Linda motioned, Dan second).

Water report – Treated water production for July was 2,151,300 gallons. Average daily production over 31 days was 69,396 gallons. The flow in Moody Gulch is slowing and is now flowing about 10% over demand. During the month, the turbidity of raw water was stable due to the lack of significant rain events or runoff. Raw water turbidity ranged from 0.68 to 1.83 NTU and average finished water turbidity was 0.041 NTU (.300 NTU is the maximum turbidity allowed by the state). The plant was running at 62% of capacity.

Tyler is working on the consumer confidence report for 2012 and should have it completed soon. When it is available, it will be sent to all members.

Tyler reported that the tank refurbishment project is nearly complete. The new roof is in place and the liner installation was completed on August 1st. The tank is about 30% full and filling at a rate of 2.5 gallons per minute. We should be able to refill the tank with the extra capacity afforded us through the water conservation efforts by the residents. Tyler still needs to reinstall the level indicator on the side of the tank and reconnect 2-inch transfer pipes between the tanks.

Dan met with Jim Baker, County Geologist, to discuss the site for the new water tank at the lower park entrance. According to the maps, the proposed site is outside of the San Andreas Fault zone and has stable bedrock. This is very good news, because it reduces the risk for this particular site. The next step is to submit a pre-application to the County Planning Department for a major-use permit. The estimated cost for the pre-application is \$1,859 and the Board approved this expense (Linda proposed, David second). Dan is also pursuing quotes to perform engineering surveys of the site geology and slope stability.

Roads report – Fred reported on his work with Duran & Venables on the road-resurfacing project. The quotation refers to five places where they would repair the road for a total of 200 sq ft of surface area and Fred is getting the details on where these repairs will take place. Otherwise, Fred gave them the Board's approval and scheduled the resurfacing for the week of September 11th. Fred is also working to get signs up at the park entrances with information about the roadwork.

Clubhouse report – Tyler reported that he is supervising a pressure washing of the clubhouse siding and decks. The work is about 70% done at this time.

Linda adjourned the meeting at 10:18 PM

Respectfully submitted,
David Casper, Secretary

The next Board of Directors Meeting is scheduled for Thursday, September 12 at 8:00 PM and will be held at the Chemeketa Park Clubhouse. All members are welcome to attend.