

Chemeketa Park Mutual Water Company

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

Water issues? Call Miles Farmer at (831) 920-6796
Questions? Call Lisa Ridenour at (408) 792-7762
Contact the Board – <http://chemeketapark.org/contact>

Board of Directors Meeting, May 11, 2017

I. Call to Order

David

Meeting was called to order at 7:39 p.m. In attendance: David Casper, Dan Markey, Richard Buxton, Lisa Ridenour, Lori Morris, and Dana Hartzell. Also in attendance: Miles Farmer, James Green, Tim Shanahan, and some other members of the community.

II. Review and Adopt minutes

Dana

Dana made a motion to approve both the April minutes without changes. Lori seconded and the motion was approved.

III. Public Comment

Board

Nothing to report

IV. Water Report

a) Water operations report

Miles

Total treated water produced by the water plant for April (30 days) was 1,007,562 gallons. Total water demand/consumption for April was 1,068,900 (compared to 1,041,300 gallons in March). Percent of demand satisfied by purchased water was 0%. Average daily production for April was 34,744 gallons.

Average raw water turbidity for water entering the plant in April was 2.84 NTU. The average monthly finished water turbidity was 0.058 NTU (.300 NTU is the maximum turbidity allowed by the state).

Rain totals for Lexington Hills was 10.63 inches in April as compared to 11.35 inches for the month of March.

Discussed renewing Hach maintenance contract for meters in the water plant. Miles has training with Hach turbidity meters and discussion ensued about if we must have a Hach approved contractor or if Miles and our new water maintenance team can accomplish this.

Cypress Water has experience in sandblasting and can take on the task of sandblasting, painting, and replacing the media for the treatment plant.

Submitted the annual report for our water system to the State in April. Meter is installed and it's running. We know where the electrical issue is in regards to the pump.

b) Treatment plant automation project

Miles

Programmable Logic Controller (PLC) has been programmed. This will allow the water operator to download reports and update information for the water plant. Next step is to get a wireless plan.

Next step in plant automation process will be commissioning the system and installing all of the final pieces.

c) Nitrification control plan

Dan / Miles

The Board submitted a nitrification control plan to the State and they accepted the plan. Dan made a motion to pay \$8350 to fund the infrastructure to implement the nitrification control plan. David seconded the motion and motion was passed. This portion of the plan is scheduled to be completed by July 1st.

d) State funds for water improvements

Dan / Fred

Will present the proposals for two low-interest loans at the General Meeting in June for approval. One loan would be for the booster pump replacement project (\$65K). The second loan would be for the engineering design of the short well (\$150K). Project manager has been assigned. This will be about a 9-month project.

V. Financial Report

a) Expenditures, budget, past due accounts

Lisa

Major expenses for March were: \$12,238 to Cypress Water for maintenance, emergency hours and equipment, and \$3,348 to San Jose Water for water purchases in March and April. There are currently five delinquent accounts greater than 90 days past due. The total amount due for these accounts is \$61,251. Of these accounts, three have water shut off, two are on a payment plan.

b) Internet connections

Lisa

Still in progress.

c) Insurance renewal

Rich

Insurance proposal renewal is being reviewed. Will also check into earthquake insurance.

d) 2017/2018 budget approval

David

Dave made a motion that we approve the budget for next year. Lisa seconded and the motion passed.

e) Planning for Annual Meeting

David

Meeting is Sunday, June 3rd at 1:00 p.m. Potluck is at 11:00 a.m.

VI. Roads

a) Road projects report

Rich

Road repairs are scheduled to begin on May 15th in the Park. Repairs will begin on Comanche Trail at Nez Perce (the north end). The road will most likely be closed between 7:30 am - 5:00 pm each day. It is not clear yet if the road will be accessible after the work each day. We will keep residents updated and informed via the website, so please check back. Estimated time for repair is five days.

Road repairs on Comanche at Delaware are scheduled to begin on May 22nd. Estimated time for this repair is at least a week. The two other road projects (grate at Assiniboine and Walla Walla repaving) will be scheduled sometime after these first two repairs are completed.

Please drive slowly and be aware of the workers helping to rebuild our roads.

Road issue at Assiniboine needs to be investigated.

b) Repairs on Apache Bridge

Board

Tim Shanahan presented a proposal to repair the bridge on Apache. The Board will review it.

VII. Playground / Clubhouse / Community

BBQ pit is going in and will be completed by the annual meeting.

VIII. Fire Safety

The Brush Chipping Program was a great success. Thank you to all of our members for participating in defensible space and clearing brush on their property. Bids have gone out for the chipping portion of the project and should be done by mid-May.

We want to establish a fire hydrant control and protection program for next year. Fire hydrants need to be uniform in the way they are placed, maintained, and protected.

IX. Adjourn

David

Meeting adjourned at 10:41 p.m.

The next Board of Directors Meeting is scheduled for Thursday, June 8th at 7:30 p.m. and will be held at the Chemeketa Park Clubhouse. All members are welcome and encouraged to attend.