

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, August 10, 2017

I. Call to Order

David

Meeting was called to order at 7:30 p.m. In attendance: David Casper, Richard Buxton, Lisa Ridenour, and Dana Hartzell. Also in attendance: Miles Farmer and a few members of the community.

II. Review and Adopt minutes

Dana

Dana made a motion to approve the July minutes without changes. David seconded; motion was approved.

III. Public Comment

Board

The Wine Wednesday event has been well received with many families and pets attending. This is a great way to get to know your neighbors, especially the many new families that have moved to the park. They meet each Wednesday at the playground about 5:30. There is usually a posting on Nextdoor as a reminder.

There are many areas around the park that need repair and/or renewal. The wooden boards and posts that hold up the mailboxes near the large intersection at Comanche/Navajo/Kiowa are failing. We ask that the community members who keep their mailboxes there please try to repair that area.

Several members of the community report they have had "close calls" from people driving too fast. Road signs stating there is a 15 mph speed limit are posted around the park. The Sheriff's Department can be contacted about patrolling the park, but it would seem logical that the neighborhood can take care of this problem by SLOWING DOWN. If you have nominations on areas where speed bumps or humps can be installed, contact the Board. Suggestions were: Nez Perce, Bunny's Corner, and Lower Comanche.

IV. Water Report

a) Water operations report

Miles

Total treated water produced by the water plant for July (31 days) was 1,055,073 gallons. Total water demand/consumption for July was 1,092,200 (compared to 1,114,800 gallons in June). Percent of demand satisfied by purchased water was 0%. Average daily production for June was 36,382 gallons.

Average raw water turbidity for water entering the plant in July was 2.35 NTU. The average monthly finished water turbidity was 0.042 NTU (.300 NTU is the maximum turbidity allowed by the state).

There was no rain in the month of July, the same as June.

b) Treatment plant automation project

Miles

The cellular modem provided by AT&T was faulty and was returned. Received a new modem and will retry connectivity with AT&T. Will need to get the State (Karen) out to inspect the automation as an acceptable way of communicating information from the plant. The new pump was installed successfully and that pump along with the summer pump has increased flow to about 55 gpm. The dam needs to have the walkway repaired/replaced.

c) Nitrification system for Montevina water

Miles

Plan in process. Cleaned out tank and purchased two pumps for the project. On track to meet deadline. Switch over is September 9th. Next month the Board will look at financing for the two analyzers needed to complete this project. Have repurposed the sludge tank to be part of the nitrification process.

d) Test of Los Gatos Creek piping

Miles

Tested the pipes and the water did not make it to the plant. Need to look into where the problem is. Miles will walk the pipe and see if he can find the problem area. Still using the old pump at Los Gatos Creek.

e) State funds for water improvements

Dave

No update.

f) Painting the upper Ogallala tank

Lisa

Painting contractors want to know when they can get started on painting the upper tank. Will notify the contractor based on funds not to exceed \$2,000.

V. Financial Report

a) Expenditures, budget, past due accounts

Lisa

Major expenses for July were: \$15,451 to State of CA Department of Water for loan; \$9,872 for Apex Insurance; and \$1,830 for repair of a water leak on Comanche. There are currently eight delinquent accounts greater than 90 days past due. The total amount due for these accounts is \$67,488. Of these accounts, four have water shut off, three have liens, and five are on a payment plan.

b) Report on filing tax forms

Lisa

Lisa has been working on back tax returns and sent them to our CPA for review.

c) Water loan payoff options

Lisa

Looking into paying off the water loan early. If we paid the total amount early, \$43,347, there would be a net savings of \$3,281. Need to review how much money is in the special project funds and the budget would allow for that large of a payoff.

VI. Roads

a) Road projects report

Rich

The road at the Comanche/Delaware repair was damaged by the contractor's tractor. Fall projects for Roads should include putting berms where we've had sandbags in the past and making smaller repairs before we go through the re-paving project next year. There is a contractor giving us quotes for this work. The mirror on Ogallala before Crow (heading into the park) will be installed next week.

b) Fire hydrant on Crow

Project was completed successfully. Installed a new shut-off valve. Thank you to the community for your patience during this work.

c) Apache Bridge Report

Dave

Received the report back from Cotton Shires about the bridge. They said that the hillside is sliding. People should not be walking on the bridge at this point.

VII. Playground / Clubhouse / Community

a) Hiring a maintenance worker

The search for a maintenance worker(s) to keep the playground mowed, keep culverts cleared and other miscellaneous projects in park has been very challenging. Have a new lead on a possible candidate that we are pursuing. Also looking at other options and will keep the community updated as we get information.

b) Garden Rules

The garden is an open area for all to enjoy. The community asks that people not take the vegetables. If you are looking for space to grow plants in the garden, please contact Dan Markey, the Garden Master. ☺ His number is on the gate by the entrance to the garden.

VIII. Fire Safety

a) Fire hydrant protection

Dana

Cypress Water will submit an estimate to paint and clear brush from all fire hydrants in the park. They will also look into the age of the valves and put a plan together to continue upgrading all of the valves in the park.

IX. Adjourn

David

Meeting adjourned at 9:32 p.m.

The next Board of Directors Meeting is scheduled for Thursday, September 4th at 7:30 p.m. and will be held at the Chemeketa Park Clubhouse. All members are welcome and encouraged to attend.