

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, June 14, 2018

I. Call to Order

David

Meeting was called to order at 7:32 p.m. In attendance: David Casper, Richard Buxton, Lori Morris, Dana Hartzell, Vincent Mackewicz, Claire Bruder, and Lisa Ridenour. Also in attendance: an amazingly wonderful number of residents from the community. ☺

II. Review and adopt minutes

Board

Dave made a motion to approve the May minutes without changes. Dana seconded, motion approved.

III. Election of Officers

Board

President – Dave Casper, Vice-President – Rich Buxton, Treasurer – Vincent Mackewicz, Dana Hartzell – Secretary, Director – Claire Bruder, Alternate Director – Lori Morris

IV. Public Comment

Need someone to help with the native plant garden in areas such as removing Bermuda grass, weeds, trimming existing plants, and re-planting as necessary. Adding mulch is necessary every once in a while. Watering the garden is already taken care of. **Please contact Linda Wallace...**

There is a dead, leaning Douglas fir about 100' tall at 17512 Comanche. Need to find out whose property the tree sits on so it can be removed. Rich Buxton will take a look at it.

Lowell Freudenberg has installed a water recirculating system in his home which has reduced his water usage considerably, and he wants to share the information with our community. Other members present at the meeting also acknowledged this system as a positive means for reducing water waste, perhaps 10,000 gallons per home per year. That is a major water savings. The product is a Watts 500800 Instant Hot Water Recirculating System with Built-In Timer. Cost is about \$180-\$235 plus tax and installation. Available through Amazon. Another benefit of this system is it will extend the life of your hot water heater – plus, did we mention it saves lots of water?!! Thanks, Lowell.

Lowell is also offering to donate two 8' hand carved bears. Volunteers offered to help move them and install them in the Park.

Lori Morris is interested in setting up a water harvesting symposium and workshop. If you have interest in participating or attending, please contact Lori Morris via the Chemeketa Park website.

Discussion about getting Cotton Shires to take a look at the retaining wall on Assiniboine and Comanche.

V. Water Report

a) Water Operations Report

Board

Total treated water production for May (31 days) was 375,313 gallons with an average daily production of 12,106 gallons. The average raw water turbidity for water entering the plant was 1.69 NTU and the average finished water turbidity was 0.060 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain total for the month of May was 1.93 inches. Total gallons of purchased water from Montevina Pipeline was 257,454 and the percent of demand satisfied by purchased water 40%. Average filter flow rate – 27 gpm; chlorine usage – 9 gals; alum usage – 0 lbs.

b) Treatment plant automation update

Miles

Most of this project has been installed but hasn't been line tested yet. That will happen in the near future.

c) Lead service line inventory status **Miles**

Project has been successfully completed as far as checking service lines. Miles met with the regulator about the current status. Will complete the survey on our end before deadline.

d) Treatment plant refurbish project **Miles**

The waterboy filtering system reconditioning is complete. Thank you to the community for conserving water. As a community, we conserved at about a 20% rate, which was helpful. We still needed to purchase about 257,000 gallons from San Jose Water. Next projects for the year include replace or rebuild the weir gate on the water catchment dam and the catwalk to the dam; replace the main transfer pump; and begin the project for the short well.

e) Renewal of Hach maintenance agreement **Miles**

Hach renewal – Exploring a one-year contract vs. two-year contract. Miles can take on some of the maintenance.

VI. Financial Report

a) Expenditures, budget, past due accounts **Lisa**

Major expenses for May were: \$6,397 to Road Way Steel for grate to be installed on Comanche at Assiniboine; and \$650 for park maintenance. There are currently 11 delinquent accounts greater than 90 days past due. The total amount due for these accounts is \$9,547. Of these accounts, four have water shut off, three are on a payment plan, two have a 24-hour notice for water shut off, and two cannot be shut off due to multiple houses on the same water valve.

b) Renewal of insurance policy

David proposed that we approve the insurance quote and move forward with the same policy, same amount, same company as last year. Rich seconds and the motion was passed. Lisa is also looking into earthquake insurance for the water tanks and clubhouse.

c) Update budget for new assessments **David/Lisa**

David made a proposal to add \$30,000 to the roads budget for this year; and allocate an additional \$3,540/year to the roads fund going forward. Dana seconds and the motion was passed. This gives us a roughly balanced budget with more funds available for our immediate projects.

d) Applying for SPUG propane pricing

The Board agreed to join SPUG and look into a reduced rate for propane for the clubhouse.

VII. Roads

a) Road resurfacing project **Rich**

Road resurfacing update: the work will be done in early August. We have \$70,000 in the road resurfacing project fund. David proposed that we allocate funds not to exceed \$85,000 for the road resurfacing project. Rich seconds and the motion passed. A total of \$55,000 will come from the road resurfacing fund. Fred Schenkelberg plans to expand the road in front of his house and add a berm to add drainage.

b) Assiniboine grate project **Rich**

Grates have been delivered. David proposed we approve funds not to exceed \$22,500 to complete the Assiniboine grate project. Rich seconds and the motion was passed. Receiving one more quote for this project and then the work will begin. Road closures will be involved for about 5 days. Will send notices via website, Nextdoor, Chemeketa Newsletter, posters at entrances, and notices on doors of people in the immediate area.

c) Adding speed humps and/or stop signs **Rich**

Suggestions from community included: plan ahead to optimize water flow; wider/lower design to minimize car problems (such as the ones Redwood Estates uses). Suggestion made to contact Supervisor Mike Wasserman and/or the Roads Department for assistance with enforcement for our county road, Ogallala. At this point, new speed hump future locations are: Nez Perce at the flat section, and at the top of Comanche where it meets Kiowa (Bunny's Corner). Fred Schenkelberg plans to move the hump in front

of his house on Comanche closer to the bottom of the hill for better drainage. Will get speed hump quotes from Duran & Venebles as well as Eric Corey. None of this would be necessary if everyone would be more aware of who is on the road as you drive by and kindly slow down. 😊

VIII. Playground / Clubhouse / Community

a) Update for park cleanup

Board

We had three dumpsters over one weekend this year. The dumpsters were full by Sunday afternoon. Thanks for cleaning out old debris to make our park safe and beautiful.

IX. Fire Safety

a) Evacuation Route Planning

Board

In case of evacuation, Ogallala will be a one-way street, heading upward toward the top of the park. The Board will discuss this with both CalFire and SCCFD to make sure it is a suitable plan for emergency vehicles entering the park. Will also discuss using Edwards as an additional exit route. Will contact FireSafe to see if grant funds are still available for evacuation signage.

X. Adjourn

David

Meeting adjourned at 10:17 p.m.

The next Board of Directors Meeting is scheduled for Thursday, July 12th at 7:30 p.m. and will be held at the Chemeketa Park Clubhouse. All members are welcome and encouraged to attend.