

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, March 14, 2019

I. Call to Order

David

Meeting was called to order at 7:32 p.m. In attendance: David Casper, Richard Buxton, Vincent Mackewicz, Dana Hartzell, Claire Bruder, Lori Morris and a few members of the community. Lisa Ridenour was also in attendance and Miles Farmer was available by phone.

II. Review and adopt minutes

Dana

Dana made a motion to approve the February minutes without changes. Claire seconded, motion approved.

III. Public Comment

Board

Residents discussed the number of cars that are blocking roads and partially blocking roadways. Please be mindful of how and where you park vehicles. In order to encourage reducing speeds on the Edwards / Navajo / Kiowa intersection, there was a discussion about installing a speed hump. Will include this into the minor road repairs to be done before the resealing in June.

Mara presented the highlights from the Firewise meeting earlier this week. The risk assessment report was received and had several suggestions including improving address signage around the park, adding addresses to the back of clubhouse signs, forks in the road, and add "not a through street" signage where appropriate. The risk assessment is on the website – go visit it!

Chipping Day is May 4th. A reminder to all residents: the bylaws require each resident to remove hazardous materials from property, including fire hazards. The purpose of the yearly Chipping Day is for all residents to participate in creating a defensible space around their property. Will attempt to utilize the PODs to create local chipping piles.

Fred has offered to update the Facebook page and keep it current. Thanks, Fred!!

IV. Financial Report

a) Expenditures, budget, past due accounts

Lisa

Major expenses for February were: \$8,000 to Edison Electric for water plant upgrade, \$3,121 to Cypress Water for water testing (annual tests), and \$2,100 to Cypress Water for water pipe detection on Ogallala. There are currently 9 delinquent accounts greater than 90 days past due; total amount due is \$13,715. Of these accounts, four have water shut off and four are on a payment plan.

b) Capital improvements plan

The Board met on March 2nd to finalize the Capital Improvements Plan. Big projects for next year include the sealing the roads, short well planning / engineering, and a retaining wall on Comanche near Assiniboine. David made a motion to approve the Capital Improvement Plan from the working session. Rich seconded. Motion passed.

c) Budget planning session

David / Lisa

Reviewed draft budget numbers and the Board will approve final budget numbers before the next board meeting.

V. Water Report

a) Water Operations Report

Miles

Total treated water production for February (28 days) was 604,540 gallons with an average daily production of 21,590 gallons. The average daily usage per hookup is 143 gallons from Moody Creek water. If you add in water used from the Montevina Pipeline, the average daily usage per hookup is 199 gallons, which is very high! **During stormy times, we ask that all residents please conserve as the water plant is not able to process water during storms and we have to purchase water. If you have a water meter on your property, please check it regularly to see if we may have some leaks in the Park.** Thank you. The average raw water turbidity for water entering the plant was 2.63 NTU and the average finished water turbidity was 0.067 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain total for the month of February was 21.65. Total gallons of purchased water from Montevina Pipeline was 230,608. Average filter flow rate – 23 gpm; chlorine usage – 21 gals; alum usage – 50 lbs. Cypress will make a few signs to alert residents of the need to conserve due to storms.

b) Status of main pump project

Dan/Miles

No progress this month. Will report back next month.

c) Status of weir gate project

Miles

Reconditioning of the weir gate has been delayed due to rain. The volume of water coming down the creek is too strong so the work cannot yet be performed.

d) Replace distribution system valves

David/Miles

David made a motion to allocate funds not to exceed \$10,000 to install a valve and meter at end of Kiowa, and if money is left over, work on installing a new valve at the fire hydrant on Comanche at Delaware. Rich seconded. Motion passed.

e) Cross connection program proposal

David

James Derbin is looking at our by-laws and he will make suggestions on whether we need to update the by-laws for the cross connection program. When he is done with this, he will schedule a site visit in early April.

f) Watershed sanitary survey

Claire

Claire made a motion to allocate funds for the watershed sanitary survey in the amount of \$7,194 from Balance Hydrologics. The survey will include background information, site visit, draft updates, project management, and contacting our state representative with the results of the survey. David seconded. Motion passed.

VI. Roads

a) Roads update

Rich

Rich, Lori, and Dana did a "gutter survey" of the park last week and identified areas that may need rock to assist in proper drainage. One area was identified needing a berm and leveling to prevent pooling water. These repairs will be done before the June sealant is installed.

b) Apache wall / stairs project

Rich

David made a motion that we authorize funds not to exceed \$13,000 for the retaining wall on Apache. Rich seconded. Motion passed. Rich will talk to Guy Furlo to get it scheduled. Next step will be to replace the stairs.

c) Comanche / Assiniboine retaining wall project

Vincent

Anticipate having the retaining wall work on Comanche near Assiniboine done during the month of May. Will contact local residents as soon as we have actual dates. Vincent made a motion to approve not to exceed \$50,000 for this project. Funds not to be spent before the first of May. Rich seconded. Motion approved.

VII. Playground / Clubhouse / Community

a) Community bulletin board

Lori

The Community bulletin board project is moving forward. Watch this space.

b) Shade structure for picnic area

Dana

Getting quotes for a shade structure over the picnic tables at the playground. Have a meeting scheduled this weekend to discuss types of structures.

c) Dead tree & brush removal

Rich

David made a motion to allocate not to exceed \$3,000 to remove dead trees in the playground area. Rich seconded. Motion passed.

VIII. Fire Safety

a) Fire hydrant maintenance

Board

No update this month.

IX. Adjourn

David

Meeting adjourned at 10:13 p.m.

The next Board of Directors Meeting is scheduled for Thursday, April 11th at 7:30 p.m. and will be held at the Chemeketa Park Clubhouse. All members are welcome and encouraged to attend.