

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 12, 2020

I. Call to Order

David

Meeting was called to order at 7:30 p.m. In attendance: Rob Anderson, Richard Buxton, David Casper, Vincent Mackewicz, Jody McCalmont, Lisa Ridenour, Miles Farmer, and a couple members of the community.

II. Review and adopt minutes

David

David made a motion to approve the February minutes without changes. Rich seconded; motion approved.

III. Public Comment

Board

The Board received a message from Tim Shanahan regarding his plans to develop his properties along Apache Trail. His proposal would include stabilizing the hillside and fixing the unsafe section of the road. It would also require partial compensation from the water company. The Board is open to discussion.

Chris Sands presented an invoice for work done (labor and materials) while helping to install the new electrical panel in the pump house. This work wasn't pre-approved by the Board or included of the project's budget, so doesn't fall under the funds previously authorized for that project. After a discussion, David made a motion to approve funds to pay this invoice. Vincent seconded; motion approved.

IV. Financial Report

a) Expenditures, budget, past due accounts

Lisa

Major expenses for February were: \$2,700 to Cypress Water for clearing the fallen tree at the Los Gatos Creek intake; \$7,000 to our accountant as the last payment for work completed in previous years; \$650 to for park maintenance. There are currently 5 delinquent accounts greater than 90 days past due; total amount due is \$12,641. Of these accounts, 3 have water shut off and 2 are on payment plans.

b) Capital improvements plan

David

The Board held a planning meeting on February 26th to discuss capital improvements for the coming years. The three major projects next year will be construction of the short well, fixing the piping issues found in the cross-connection control survey, and distribution system mapping and improvements. Funds were also allocated for fire safety projects, minor road repairs, and improvements to the playground / clubhouse area. After a discussion, David made a motion to approve the plan. Vincent seconded; motion approved.

c) Budget planning

David

David presented budget numbers and a draft budget for next year. The budget includes \$92,000 in repairs and maintenance from the capital improvements plan. The special assessment adopted in 2017 will expire in April, so monthly assessments next year will drop to \$145 / connection. The Board will likely propose a rate increase at the annual meeting to fund further maintenance and improvements to the system. The proposal will be discussed and voted on at the meeting next month.

V. Fire Safety – Chemeketa Park Fire Safety Council

Jody gave an update on the fire safety program. They are planning a fire safety event at the playground on May 2nd with games for kids and a visiting fire truck. Also planning multiple events this spring and summer for brush clearing and chipping. They also received a grant from the Santa Clara County FireSafe Council for \$1,500 to install evacuation signs.

There was a workshop on February 29th with a presentation on how to prepare your home for fire season. For those who missed it, an online video of the home hardening talk is at <https://www.firesafesantacruz.org/home-hardening-events-2019>.

VI. Water Report

a) Water Operations Report

Miles

Total treated water production for February (29 days) was 597,272 gallons, with no additional water from the Montevina Pipeline. The average daily usage per hookup is 142 gallons. The average raw water turbidity for water entering the plant was 2.01 NTU and the average finished water turbidity was 0.050 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain total for the month was 0.21 inches. Average filter flow rate – 27 gpm; chlorine usage – 18 gals; alum usage – 50 lbs.

There was a discussion about the effect that the spread of the COVID-19 virus would have on water production and delivery. There is no risk of infection through the water system because the virus is only transmitted person to person. Also, the filtration plant removes 99.99% of viruses as part of the standard treatment. Since water system operators are essential workers according to the state, Miles' team will continue their operation of the water system. He will update the Board if there are any problems in the future.

b) Los Gatos Creek backup tank status

Miles

Miles and his team evaluated the existing redwood tank at the Los Gatos Creek pumping station. They pumped in spring water, but unfortunately every gallon leaks out of the redwood tank in multiple locations. The wood is dried out and there are gaps between the slats. Miles recommends replacing it with a smaller hard-plastic tank.

The Board asked Miles to re-hang the power cord and piping from the sump pump, across the creek, and up the hill towards the pumping station. This will reduce the risk of further damage to the lines. David made a motion to approve funds not to exceed \$2,000 for this work. Rich seconded; motion approved.

c) Water conservation guide

Dana / Miles

No update this month.

d) Watershed sanitary survey status

Vincent

Vincent talked to Barry Hecht at Balance Hydrologics about updating our sanitary survey this year. He gave a preliminary estimate of \$6,000 for the work and that they could start in late July or early August. He will send us an official proposal and cost estimate.

e) Generator installation

Dan / Miles

No update this month.

f) Short well project planning

Vincent / Dan

Vincent is gathering information, will report back next month.

VII. Roads

a) Roads update

Board

No updates this month.

VIII. Playground / Clubhouse / Community

a) Replacing the clubhouse back door

Rich / Lisa

Lisa provided an estimate of \$800 from handyman Greg Richardson to replace the damaged rear door of the clubhouse. It's not clear from the estimate whether this cost includes just a new door or whether he will also replace the water damaged frame around the door, so Rich will call and ask. Vincent made a motion to approve funds not to exceed \$1,000 for this work, pending Rich's approval. Rob seconded; motion approved.

IX. Adjourn

David

Meeting adjourned at 9:46 p.m.

The next Board of Directors Meeting is scheduled for Thursday, April 9th at 7:00 p.m. at the Chemeketa Park Clubhouse. All members are welcome and encouraged to attend.