

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, October 8, 2020

I. Call to Order

David

Meeting was called to order at 7:03 p.m. In attendance: David Casper, Brad Hartzell, Rob Anderson, Lisa Ridenour, and a few members of the community; all joined via Zoom.

II. Review and Adopt Minutes

Board

David made a motion to approve the September minutes without changes. Rob seconded; motion approved.

III. Public Comment

Board

The Chemeketa Park Welcome Letter has been updated and approved with a few changes. It will be posted on the website.

Joy Forbes brought up an issue with the yellow slide/tube structure on the playground. There are some areas of rot and/or disrepair on this play structure. **Would the community like to get together and see what we may want for the future and then propose something to the board?** Please voice your opinion on the Chemeketa website so we can get a group together and pursue this subject. Thanks!

Suggestion was made to have a CPMWC Nextdoor account where the Board can post important and/or urgent updates, such as the leak on Ogallala last month. It was also noted that when those urgent situations have been handled, a message go out stating this as well.

Dana Hartzell disagreed with a statement from CPMWC in September requiring any future work being done for the Park, such as the stairs from Apache to the Clubhouse, be done by licensed contractors. Projects such as drilling, water tanks, the short well, generator, etc. should be handled by trained, licensed contractors. But for smaller tasks such as park maintenance or the stairs project, it would be nice to have our community members with talents or recommendations for talented professionals be able to assist with Park needs. Perhaps we can request they have insurance, but not demand they be a licensed contractor. This requirement will increase the cost of each project by 3x. The community has requested a safe passage from Apache to the back side of the clubhouse for years. Board Members, please help us get the stairs project back on track.

IV. Financial Report

a) Expenditures, budget, past due accounts

Lisa

Major expenses for September were: \$4,500 to Cypress Water for Ogallala leak repair (labor) and \$1,010 (parts); \$4,105 to Edison Electric for generator project (electrical); \$3,229 to Chris Sands Construction for generator project (parts/labor); \$1,630 for generator project (propane); \$650 for park maintenance. There are currently 4 delinquent accounts greater than 90 days past due; total amount due is \$13,224. Of these accounts, 2 have water shut off; 2 are on a payment plan; and one has a lien.

b) Opening accounts at Wells Fargo

David / Lisa

David made a motion to appoint Brad as new Treasurer. Rob seconded, motion passed. David made a motion to open checking and savings accounts at Wells Fargo and will give the Treasurer, Brad Hartzell; Vice President, Vincent Mackewicz; and President, David Casper, signing authority. Rob seconded, motion passed.

V. Fire Safety

a) Firewise program update

Jody

Thank you to Maria and Dana for updating the Welcome Letter. This will be posted on the website and hopefully offered as new residents enter the park, either as a new owner or a renter. The big news this month is that after several years of trying to get SJWC to create a shaded fuel break, there is now a possibility that they will do some work with funding from PG&E in an area that borders Chemeketa Park. Owners of properties that touch SJWC lots should take care of their own 30-foot clearance. Then SJWC will do vegetation management out to a total of 100 feet from the home to reduce the risk of fire

spread through the canyon. The deadline for this project as of now is November 15th. Firewise will create a letter to go to homeowners who are affected. People should not start making chipping piles until there is a final go-ahead with this project.

VI. Water Report

a) Water Operations Report

Miles

Total treated water production for September (30 days) was 1,042,430 gallons. The average daily usage per hookup is 231 gallons. The average raw water turbidity for water entering the plant was 2.58 NTU and the average finished water turbidity was 0.031 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain total for the month was 0 inches. Average filter flow rates: 26 gpm; chlorine usage: 23 gals; alum usage: 0 lbs.

Moody Gulch available water has diminished considerably this season. At this time the gulch can only supply about 27 gpm where in past years we could pull 40 gpm throughout the summer. In addition, Cypress Water searched for several days for any leaks around the Park. A leak detection company was brought in to see if they could find the possible leak in the system. No results. It could be a one-time usage event (such as someone filling a swimming pool), a leak that has not been detected yet, or a sustained large volume usage of water. It could also be the fact that more families are home all day, every day. The search continues. **RESIDENTS:** Please check for any leaks around your house. It would be helpful if each resident could shut off all water inside the home and then check to see if your meter moves. If you do not have a meter or know where your meter is, please send an email to the Board via the website. This would give our Water Master information to identify any leaks in the system.

The Treatment Plant Automation Project/SCADA: This project will resume after the Los Gatos pump station is resolved.

b) Generator testing

Miles

Generator testing has been completed thanks to our Water Team! Thank you to Miles and Aaron.

c) Los Gatos Creek backup system status

Miles

Miles reports that cable, pipe and electrical have been resuspended. There is still an electrical issue that needs further inspection. Brad made a motion to approve \$1,600 to Chris Sands Construction to complete electrical work on the Los Gatos Creek sump pump and the panel by the Los Gatos pump house. David seconded motion; motion passed.

d) Short well project planning

Vincent

We have received a proposal and scope of work from Aaron Bierman from Hydro Geologic. Total estimated cost is \$28,263. If we approve the scope of work and cost estimate, we will need to provide a \$1,000 retainer ASAP to begin the process. Aaron can begin as soon as mid-November once initial payment is provided. Miles has offered to participate on any aspect of this project, and it would be prudent to have our Water Master involved in a major water project. Miles should also be involved in how this well enters into the water plant.

e) Watershed sanitary survey

Vincent

Site tour is done. Waiting to hear back from them. UPDATE: Survey was conducted by Balance Hydrologics on Wednesday 9/23/20. Currently waiting for next steps/survey results.

VII. Roads

a) Roads update

Board

It was suggested last month that we "winterize" the roads by cleaning culverts and sealing cracks before the rains. The Board will put together a "to-do list" for the maintenance team. It was recommended this list be posted on the Wiki pages for future reference.

VIII. Playground / Clubhouse / Community

a) Repairing stairs to Apache Trail

Vincent

At the next monthly meeting, the Board will discuss alternate ideas for the stairs.

IX. Adjourn

David

Meeting adjourned at 9:12 p.m.

The next Board of Directors Meeting is scheduled for Thursday, November 12th at 7:00 p.m. at the Chemeketa Park Clubhouse, unless Santa Clara County is still in a Shelter-in-Place order. In that case, the meeting will take place virtually with information to be shared at that time. All members are welcome and encouraged to attend.