

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 – <https://chemeketapark.org/contact>

Board of Directors Meeting, April 8, 2021

I. Call to Order

David

Meeting was called to order at 7:04 p.m. In attendance: David Casper, Brad Hartzell, Rob Anderson, Sue Levy, and a few members of the community; all joined via Zoom.

II. Review and Adopt Minutes

Board

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

III. Public Comment

Board

There was a discussion about recent laws that ease restrictions on building an accessory dwelling unit (ADU) on an existing property or with new construction. The Board will consider this issue and determine whether a separate dwelling should have a separate water bill.

IV. Financial Report

a) Expenditures, budget, past due accounts

Lisa

No major expenses were paid during March. There are currently 6 delinquent accounts greater than 90 days past due; total amount due is \$14,897. Of these accounts, 2 have water shut off; 2 are on a payment plan; and 2 were sent delinquency notices.

David made a motion to approve funds not to exceed \$4,000 to prepare a financial report for the annual meeting. Rob seconded; motion approved.

b) Opening new bank accounts

David / Lisa

David and Lisa will make an appointment to visit the bank and continue with the paperwork.

c) Draft budget for next year

David

David presented the draft budget that was mailed out with last month's statements. It includes funding for all the capital improvements approved for next year and the same budget amounts for all other accounts. David made a motion to approve the budget as presented. Brad seconded; motion approved.

During the budget discussion, there was a discussion about adding funds to install a bulletin board near the playground entrance and to improve the board at the lower park entrance. Lisa, Dana, and Chris Sands volunteered to explore options and report back. Funding will be decided once there are more details on the costs.

V. Fire Safety

a) Firewise program update

Jody

The annual FireSafe Council chipping program for Chemeketa Park is Sunday, April 18th. It will be POD style, same as last year, which means your POD can create a pile and the chippers will come to each pile. The plan is to broadcast the chips onto the property where the chipping pile is located.

Firewise received a \$500 grant from NFPA (National Fire Protection Association) to do home hardening work at the Clubhouse. This involves clearing out under the decks and installing drain rock to prevent embers from burning under the clubhouse. Also installing 1/8" mesh on any vents or gaps around the foundation. They are looking for a contractor to purchase materials at a discount and are planning to hold a volunteer day to do the work. Schedule TBD.

There was an emergency event on March 20th when a propane delivery truck got stuck on Blackfoot Trail near Nez Perce Trail. The Fire Department responded out and made plans with Ferrellgas Propane to transfer fuel from the stuck truck to another vehicle. The fire department evacuated several homes in the immediate area and utilized the POD contact network to notify residents. The total event time was just over five hours.

VI. Water Report

a) Water Operations Report

Miles

Total treated water production for March (31 days) was 812,293 gallons. The average daily usage per hookup was 174 gallons. The average raw water turbidity for water entering the plant was 1.338 NTU and the average finished water turbidity was 0.045 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain total for the month was 2.67 inches. No water was purchased from the Montevina Pipeline this month.

Brad and Chris Sands reported that they located a water pipe leak on Kiowa Trail. They will work with Miles and Guy Furlo to have the leak repaired. If they need to shut off the water in that section of the park, then they will communicate that to residents in the area.

b) Tank Liner project status

Miles

A liner for the 60,000 gallon tank (Tank 2) was ordered from Carson Manufacturing with a \$1,000 deposit. Miles met with them onsite to inspect the tank and finalize the proposal. Miles will call to schedule the installation but it will likely be 4-6 weeks until the work can be done. The tank will be offline for 1 to 2 weeks.

Miles will need to re-route some piping to take the tank offline, so he suggested that this is a good time to fix up the piping overall and bring the fire tank online permanently. David made a motion to approve funds not-to-exceed \$3,000 to update the piping at the tanks. Brad seconded; motion approved.

c) Distribution system survey

Miles

During the past month, Miles, Brad, and David attended a conference call with Penhall Technologies to ask questions about surveying the park to map out pipes, valves, and hydrants. After some discussion, the board decided to schedule 1 day of surveying to determine how much of the park can be covered per day. Priority given to locating the main from the pumphouse to the upper tanks and the pipes in the Kiowa / Apache / Walla Walla area. Miles will call to schedule a date later this month. David made a motion to allocate funds not-to-exceed \$5,000 for the survey work. Rob seconded; motion approved.

d) Short well project status

Vincent

Waiting on approval for the permit that was submitted to Santa Clara Valley Water Co. Once that is approved, the project can move forward.

e) Watershed sanitary survey status

Vincent

No update this month.

VII. Roads

a) Roads update

Board

No update this month.

VIII. Playground / Clubhouse / Community

a) Location for the annual meeting

Board

It is hard to predict when the County will lift their public safety restrictions that block indoor gatherings. To ensure that we can have a successful meeting on the first Sunday of June, the Board decided to hold a virtual annual meeting like the one held last year. Homeowners will be asked to stop by the picnic tables at the clubhouse to sign the attendance sheet, hand in any proxy forms, and pick up ballots. Then after the meeting ends, stop back to the clubhouse to drop off the ballots. More information will be provided prior to the meeting.

b) Building stairs to Apache Trail

Dana

Dana is working to get bids for this project and will report back. The plan is to build the stairs this summer.

IX. Adjourn

David

Meeting adjourned at 8:52 p.m.

The next Board of Directors Meeting is scheduled for Thursday, May 13th at 7:00 p.m. The meeting will be held virtually while Santa Clara County still has COVID-19 indoor capacity limitations. The Zoom meeting invite is available on Nextdoor and on the Chemeketa Park website: www.chemeketapark.org. All members are welcome and encouraged to attend.

The annual General Meeting of the Membership is scheduled for Sunday, June 2nd at 1:00 p.m. The meeting will be held virtually with ballot pickup before the meeting outside the clubhouse and ballot drop-off after the meeting. The Zoom meeting invite and further information will be posted before the meeting.