

# Chemeketa Park Mutual Water Company

P.O. Box 588, Redwood Estates, CA 95044-0588

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Water issues? Call Miles Farmer at (831) 920-6796  
Questions? Call Lisa Ridenour at (408) 792-7762  
Contact the Board – <https://chemeketapark.org/contact>

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## Board of Directors Meeting, May 13, 2021

### I. Call to Order

David

Meeting was called to order at 7:02 p.m. In attendance: David Casper, Brad Hartzell, Rob Anderson, Vincent Mackewicz, 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 April minutes without changes. Brad seconded; motion approved.

### III. Public Comment

Board

**NOTE TO COMMUNITY MEMBERS:** The Proxy sheet that was sent out in last month's water company billing has listed the wrong date for the Annual Meeting. The **CORRECT DATE FOR THE ANNUAL MEETING is Sunday, June 6<sup>th</sup>**. Please join your community for this important meeting.

A community member voiced concern about the condition of a property in the neighborhood. The owner was notified of these concerns and states they will address them. Will update next month to see if improvements have been made. It was also noted that a property on Nez Perce has a lot of erosion. Discussion about the Board contacting the property owner to see if they would like neighbors to donate materials such as soil, rock, etc. to put in the erosion area. A resident sent a note to the Board regarding a dead tree on Comanche. Property owner notified. **ACTION:** David will write up a policy documenting how the Board should handle removal of fire hazards with property owners.

There was a question about when the neighborhood can begin utilizing the playground for events, as the CDC has relaxed capacity restrictions for gatherings. The Board will wait to see what Santa Clara County recommends regarding updating outdoor use of public areas, and act accordingly.

### IV. Financial Report

#### a) Expenditures, budget, past due accounts

Lisa

Major expenses paid during the month of April: \$2,110 to the Tax Collector for Santa Clara County for property taxes; \$1,688 to Aaron Bierman, Hydrogeologics for the short well; \$989 to PG&E; and \$650 for park maintenance. There are currently 4 delinquent accounts greater than 90 days past due; total amount due is \$15,822. Of these accounts, 2 have water shut off and 2 are on payment plans.

#### b) Opening new bank accounts

David / Lisa

David and Lisa met with Wells Fargo Bank and set up new savings and checking accounts for CPMWC. Lisa will close out the old Comerica Bank account once all checks have cleared, and order new checks for the new account. David is the only signer on the new account at this point. Vincent and Brad will be added as signers.

#### c) Planning for Annual Meeting in June

David

The Annual Meeting will be held via Zoom again this year since, at the time of this writing, we have not been notified by Santa Clara County of their approval of restrictions being lifted. Board members will be stationed at the playground from 10:00 am – 12:00 noon to check in all members of the community and confirm their good standing. Members will then receive ballots and deliver any proxies for verification. It is necessary to get a quorum for the meeting to begin, so please check in early. The community will be voting on new 4 new Board Members. The meeting will begin at 1:00 p.m. Board members will again meet at the park shortly after the meeting to collect ballots. Results will be posted on the window of the Clubhouse as well as on the website: [www.chemeketapark.org](http://www.chemeketapark.org).

There was discussion last month about adding funds to install a community bulletin board near the playground entrance and improve the two current community boards at the upper and lower park entrances. Funding will be decided when there are more details on cost. **ACTION:** Lisa, Dana, and Chris Sands volunteered to explore options.

### V. Fire Safety

#### a) Firewise program update

Jody / Mara

Chipping program was completed except for a few forgotten piles which are currently being taken care of.

The Firewise group used a \$500 grant it received from NFPA (National Fire Protection Association) to do home hardening work at the Clubhouse with an amazing crew of volunteers. The home hardening included: clearing out under the decks and installing drain rock to prevent embers from burning under the clubhouse. They also installed 1/8" mesh around the foundation. For ongoing maintenance, the Board will ask the maintenance crews to blow off the under decking of the clubhouse on a regular basis to clear out any flammable materials. For the month of June, Firewise encourages people to work on their evacuation routes. Look around the *outside* of your house, cut back and clear heavy ivy and brush from roadways and retaining walls. In July, the home hardening focus will be clearing flammables 0 to 5 feet away from your house. Goals for the 2021-22 budget include increasing water storage capacity and creating a second integrated fire safety messaging system to use. FireSafe Council has programs available to help you with Home Ignition Zone assessments. Go to [www.sccfiresafe.org](http://www.sccfiresafe.org).

## **VI. Water Report**

### **a) Water Operations Report**

**Miles**

Total treated water production for April (30 days) was 891,375 gallons. The average daily usage per hookup was 198 gallons. The average raw water turbidity for water entering the plant was 1.33 NTU and the average finished water turbidity was 0.055 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain total for the month was 0 inches. No water was purchased from the Montevina Pipeline this month.

Miles talked with Rich about the fallen Chemeketa Park "sign" at the upper Ogallala entrance. Rich is willing to fix. The water leak repair on lower Kiowa was completed thanks to Guy, Chris, and Brad.

### **b) Tank Liner project status**

**Miles**

The plan is to install a valve in the fire tank in order to use that tank as part of the system permanently. When that tank goes online, the Carson tank liner can be installed in Tank #2.

### **c) Drought preparedness**

**Miles/Board**

The flow of water in Moody Gulch at the time of this writing is satisfactory. With the determination from the County about the declaration of drought in the general area, we are waiting for some clarity from San Jose Water. As a community we should begin preparing for water reduction measures and conserve as much as possible. When we have heard from SJW and SCC with formal measures for conservation, the Board will communicate that information via the website, MailChimp mail list, and Nextdoor.

### **d) Distribution system survey**

**David/Brad/Miles**

The Penhall Technologies pipe locating project is complete. We are now waiting on results from the site work. The Carson tank liner installation is set to begin on June 7<sup>th</sup>. The community should conserve water while this work is being done.

There was a large water leak on Upper Ogallala during the month. Miles and Guy Furlo were able to stop and repair the leak. It should be known that when there is a large leak in the water system, the first point of contact should always be Miles. His phone number and email address are listed at the top of the minutes and on the Chemeketa Park Website under "Contact". Miles can begin the process of gathering help to mitigate each situation.

### **e) Short well project status**

**Vincent**

Regarding the short well project, we are hitting a few more delays than initially anticipated. Aaron Biermen from Hydrogeologic who is advising CPMWC on the process and assisting with the planning/communications of the various water entities (SCCWD, Valley Water, etc.) has indicated that we will need the completed Watershed Sanitary Survey and Source Water Assessment completed before we can proceed. The Watershed Sanitary Survey is still several weeks from being completed, but Barry Hecht is now aware of this requirement for the short well and is in touch with the water district as well. These additional requirements are due to our request for a shallow well seal at 50 ft, which is still considered surface water and will require all water pulled from the well to be treated by our water treatment plant. We do not know if the variance will be approved, and they will not proceed until we have the Source Water Assessment and Watershed Sanitary Surveys completed. Both of these reports have a large amount of overlap in what they report, and we may be fine submitting only the Watershed Sanitary Survey once completed in 3-4 weeks.

### **f) Watershed sanitary survey status**

**Vincent**

Vincent was finally able to get in touch with Barry Hecht from Balance Hydrologics regarding the Watershed Sanitary Survey. He is still working on completing the survey and apologized for the delay in an update as he has been traveling for the past month and out of the office. He provided me with a list of questions he needs answered regarding our water treatment plan, and any changes in our water levels/sources over the past several years. I forwarded these questions to Miles from Cypress Water, as most of these questions need to be addressed by them. I spoke with Miles and he will review and get back to us this week.

## **VII. Roads**

### **a) Roads update**

**Board**

No update this month.

## VIII. Playground / Clubhouse / Community

### a) Building stairs to Apache Trail

Dana

Chris Sands has obtained three bids to build the stairs behind the Clubhouse toward Apache. The bids are similar; in the \$11,000 range. David made a motion to approve funds NTE \$12,000 to construct new stairs behind the Clubhouse and appoint Brad as the Board representative to accept one of the proposals. Rob seconded; motion passed. The Board understands that additional funding will be needed for the hand railing. David stated that more funds can be allocated to Clubhouse work if needed. It was reported that there may be a leak with one of the toilets in the Clubhouse. **ACTION:** Lisa will have her handyman take a look at the toilet and/or septic tank to determine if there is a problem.

### IX. Adjourn

David

Meeting adjourned at 9:10 p.m.

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The next Board of Directors Meeting is scheduled for Thursday, June 10<sup>th</sup> 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.chemekektapark.org](http://www.chemekektapark.org). All members are welcome and encouraged to attend.

The annual General Meeting of the Membership is scheduled for Sunday, June 6<sup>th</sup> 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.