

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, July 8, 2021

I. Call to Order

David

Meeting was called to order at 7:08 p.m. In attendance: David Casper, Dana Hartzell, Vincent Mackewicz, Rob Anderson, Lisa Ridenour, Brad Hartzell and a few members of the community joined via Zoom.

II. Review and Adopt Minutes

Board

David made a motion to approve the June minutes and the Annual Meeting minutes without changes. Rob seconded; motion approved.

III. Public Comment

Board

A water leak was discovered at bottom of Comanche Trail. Guy Furlo will be working on it right away. Post Script: The leak was fixed and the road will be repaired at the bottom of Comanche Trail in the next couple of days.

IV. Financial Report

a) Expenditures, budget, past due accounts

Lisa

Major expenses paid during the month of June: \$34,102 to Carson Mfg. for Tank #2 liner; \$11,701 to Gomez Construction for Apache stairs; \$3,500 to Michael Murray for financial review/tax returns; \$1,687 to Biermann Hydro Geological for short well; \$1,414 to Cypress Water for Valvina Manifold installation; \$1,315 to County of Santa Clara for private well construction for short well, and \$1,110 to State Water Resources for annual operating license. There are currently 6 delinquent accounts greater than 90 days past due; total amount due is \$18,009. Of these accounts, 2 have water shut off, 2 are on payment plans with another going on a payment plan this month; and one has a check in the mail.

QUESTION FOR OUR COMMUNITY: If there are any residents who can make a recommendation about how to earn a bit of interest from the emergency fund savings account, the Board would appreciate hearing from you.

b) Insurance policy renewal

Lisa

David made proposal to renew liability and property insurance policy; Vincent seconded; motion passed.

c) Mailchimp and Zoom accounts

David

The Mailchimp account is used for community communication of monthly minutes, newsletter, and important information. David added Dana as a licensed user to Mailchimp. The Zoom account has been switched from a monthly fee to an annual fee and charged on Chemeketa debit card. The Zoom account is \$291.31 per year for two licenses. David would like approval from the Board to put the Mailchimp and Zoom accounts as budget line items. David made a motion for funds not to exceed \$500 combined annually for Chemeketa licenses to Mailchimp and Zoom. Rob seconded; motion passed.

V. Fire Safety

a) Firewise program update

Jody / Mara

Dana held a successful Pod Leader meeting this week which shows that about 90% of the park is covered. We are looking for someone to step up and become a Pod Leader for the homes near the intersection of Navajo and Kiowa. At the meeting, leaders shared several tips and ideas to help make evacuation easier and keep a safer environment for first responders.

Firewise is asking the Water Board to consider an app called My SOS Family. The app offers quick one-way communication in cases of emergency or notification. Firewise believes it would be helpful for the Water Company to send communications about road closures, water stoppages, etc. before they happen. Cypress Water agrees this is a good tool to communicate water issues within the Park. The app is easy to use: *You set up an emergency contact list and it will send out a text and a call to everybody on that list.* Firewise would also like the Water Board to be an example of good fire safety and maintain the Area of Refuge for residents. Brush work needs to be done on the Apache roadside, the area behind the clubhouse, and the redwood grove by the garden. The Board agreed to begin evacuation roadside clearing on Apache Trail. **ACTION**: Lisa contact maintenance crew to put this work on their schedule. Firewise also asked if the Board is looking at increasing water storage within the park.

VI. Water Report

a) Water Operations Report

Miles

Total treated water production for June (30 days) was 907,914 gallons. The average daily usage per hookup was 201 gallons. The average raw water turbidity for water entering the plant was .996 NTU and the average finished water turbidity was 0.037 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain total for the month was 0 inches. Average filter flow rates: 23 gpm; chlorine usage: 17 gals; alum usage: 50 lbs. No water was purchased from the Montevina Pipeline this month.

Water tank levels are at about 11' which is not great, but we do have 3 water storage tanks in service now which could be part of that. Moody Gulch is providing less than 23 gpm. Will need to turn on the Montevina pipeline possibly as early as August as the drought continues.

Cypress Water gave an estimate of \$10,000 to get the Los Gatos Creek system up which would include a 5,000 gallon tank, a pump, water lines, connections to the treatments plant, and electrical. It was recommended by several Board members and residents on the Zoom meeting that we keep this source of water. It may be a faster source of water than the short well project. We would need to renew the contract with San Jose Water. **ACTION:** Board look at viability of Los Gatos Creek system.

MIT Diving (the company who cleaned and repaired the storage tanks recently), said the redwood tank, which is the contact tank next to the pump house, is unsafe to dive in due to leaning and the condition of the tank. CPMWC will need to investigate solutions for what size tank is needed to replace the clear well tank, which feeds into the pump house. Restart discussion and planning for a new storage tank.

b) Tank 2 liner project status

Miles

The tank liner project is complete. Liner was installed, tank disinfected, and back online. David made a motion that we allocate \$3,000 to paint Tank 2 and ask that Lisa assign Vivid Paint company to do the work. Vincent second; motion passed.

c) Drought preparedness

David / Miles

Cypress Water informed the Board that Moody Gulch levels have plateaued and are close to the point when the Gulch can no longer provide enough water to sustain the park. Cypress anticipates that by August we will need to turn on additional sources to meet demand, which will also cost money, affecting the yearly budget. **ACTION:** Mandatory water restrictions will be looked at by the Board immediately.

d) Distribution system survey

David / Brad / Miles

Cypress Water called Penhall Technologies before the meeting to get status. The Penhall representative thought he had already sent. Should receive shortly.

e) Short well project status

Vincent

Barry Hecht from Balance Hydrologics is still in the process of completing the Watershed Sanitary Survey (hope to have it completed before the August 2021 board meeting). Short well progress is on hold until the sanitary survey is completed, as the various water entities will not review our variance request for a shallow annular well seal until that is completed. Once the Watershed Sanitary Survey is completed and submitted to the state and county water boards, we will move forward with the short well variance approval and permitting process.

VII. Roads

a) Roads update

Board

David looked at the drainage on Apache Trail by the bridge. He suggested getting the park maintenance crew over to clear the drains and cut back the ivy on the Apache Trail bridge. Will also ask crew to add fire hydrant clearing throughout the park. **ACTION:** Lisa ask our maintenance crew to add these tasks to their scope of work.

Working on details to re-do the reflective paint on the speed humps around the park. Hope to have a plan put together in the next couple of weeks. **ACTION:** Dana and Rich make a plan.

VIII. Playground / Clubhouse / Community

a) Apache stairs project

Dana / Board

The stairs themselves have been completed. The next step is to get a quote for the handrail. There has been discussion about staining the stairs a natural environmental color. Possible cost for painting is \$500. Dana made a motion to approve funds NTE \$2500 for Apache stairs railing. Rob seconded; motion passed. Have contacted the maintenance crew about demolishing the old stairs and taking them to the dump. Vincent made a motion to approve funds NTE \$1800 for removal of old Apache stairs. Rob will second; motion passed. **ACTION:** Lisa contact maintenance crew for demolition of old stairs; Dana work on getting pipe railing project started.

b) Clubhouse septic and other repairs

Board

Waiting for an estimate for the septic tank. Should have this coming month. **ACTION:** Lisa has contacted Septic company, waiting for schedule.

c) Bulletin Boards

Dana

Four different types of bulletin boards were shared with costs ranging from \$1,000 to \$2,000. A picture of a nice bulletin board that would have to be built from scratch was also presented. Before a decision is made, it was decided to determine if we had anyone in the Park interested in building the structure with an estimated cost. Will report back next month. **ACTION:** Dana

IX. Adjourn

David

Meeting adjourned at 9:18 p.m.

The next Board of Directors Meeting is scheduled for Thursday, August 12th at 7:00 p.m. The meeting will be held at the Chemeketa Park Clubhouse as well as via Zoom. The Zoom meeting invite will be available on the Chemeketa Park website: www.chemeketapark.org. All members are welcome and encouraged to attend.