

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, October 14, 2021

I. Call to Order

David

Meeting was called to order at 7:03 p.m. In attendance: David Casper, Vincent Mackewicz, Dana Hartzell, Dawn Bonin, Rob Anderson, Lisa Ridenour, Brad Hartzell, and Mara Milinic; all joined via Zoom.

II. Review and Adopt Minutes

Board

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

III. Public Comment

The Board is updating the County Ordinances section of the website in order to give residents current and accurate information regarding dog/cat responsibilities and reporting, unregistered and non-operation vehicles, secondary units, tree removal, and noise levels. There is a link to a "Summary" of these ordinances at the end of the section. In that summary, there is a list of dog owner responsibilities and information on who to contact in the case of a vicious dog incident. The very first section in this summary is regarding how Chemeketa Park is zoned, a Hillside district (HS). This section is currently under review to bring it up to date. Stay tuned...

IV. Financial Report

a) Expenditures, budget, past due accounts

Lisa

Major expenses paid during the month of September: \$6,220 to Furlo and Furlo for distribution line repairs; \$2,228 to PGE; \$2,179 to San Jose Water for Montevina water purchases; \$1,980 to Green Waste for Dumpster Dive; \$1,419 to Zoro for the bulletin board and posts; and \$650 for park maintenance. There are currently 6 delinquent accounts greater than 90 days past due; total amount due is \$15,048. Of these accounts, 2 have water shut off; 2 are on a payment plan; one will pay in full this month; and one has a past due notice.

b) Capital project status

David

David made a motion to propose we update the budget amounts and to reallocate funds from the last fiscal year into this year's budget. Rob seconded. Motion passed. Lisa will make the updates. The changes are as follows: 710-Clubhouse – increase from \$8,000 to \$16,900; 720-Main Pump and Filter – increase from \$0 to \$2,200; 730-Distribution System – increase from \$50,000 to \$65,300; 760-Tanks – increase from \$40,000 to \$49,600; and 930-Montevina Pipeline Water – increase from \$2,000 to \$8,000.

V. Fire Safety

a) Firewise program update

Mara

Team Firewise reached out to the Santa Clara County Fire Department and asked for advice on setting priorities for fire safety. Captain Justin Stockman and Battalion Chief Mike Mathieson joined a couple of Firewise members for a walk through the community. SCCFD had some concerns about several homes; there will be follow up with those residents. Firewise is also hoping to have one SCCFD workday in early summer of next year. If it works out, county fire crews would assist in extending the shaded fuel break around our Area of Refuge. Stay tuned.

Chemeketa Firewise status is up for renewal this November. Our final statistics for 2020-2021 are: almost 600 cubic yards of brush removed and more than 500 volunteer hours. Great job neighbors! We are making progress!

b) Fire hazard removal policy

David

In September, there was discussion about expounding the Bylaws with regards to fire hazards. The Board will address this topic next month. **ACTION:** Board will be prepared to discuss this topic on November 11, 2021.

VI. Water Report

a) Water Operations Report

Miles

Total treated water production for September (30 days) was 535,865 gallons. The average raw water turbidity for water entering the plant was 4.925 NTU and the average finished water turbidity was 0.041 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain total for the month was 0 inches. Average filter flow rates: 16 gpm; chlorine usage: 16 gals; alum usage: 0 lbs. **The community has done a very good job of reducing water consumption. Currently, we are at 15% reduction since the spring. Please continue that effort so the water plant can see a 20% decrease in total water usage.** The Montevina Pipeline water usage this month was 278,338 gallons. With the Moody Gulch water flow decreasing, the plant cannot keep up with demand, so the

Montevina Pipeline is being utilized until the area comes out of the drought. There are water saving tips on the website. If you have not signed up for email updates on important community issues, go to: www.chemeketapark.org/subscribe/.

Cypress Water installed a San Jose Water lockout valve on the Montevina pipeline to assist with power outages.

ACTION: David will share the state inspection report which mentioned we will need to install a liner in Tank #3. This will be done at the November 11, 2021 meeting.

b) Generator repair update

Brad / Miles

State Electric Generator will send repair personnel out to repair the generator as soon as the part arrives. This repair will be under warranty. It is possible there may still be an electrical system issue which will be addressed when this update has been completed.

c) Clearwell tank project status

Brad / Miles

Asked MIT Diving for recommendations on next steps for Clearwell tank. Suggestions: Foam spray the inside of the tank which gives it more rigidity and seals the wood surface. Then install a liner. It is estimated that these upgrades will give the Clearwell tank up to 20 more years of use, which gives the Board time to plan and budget for the Clearwell's replacement.

d) Los Gatos Creek system status

Brad / Miles

Upgrade is on hold. More discussions are needed with San Jose Water. A Board member from Aldercroft Heights has contacted our Board recommending we do a joint site visit of the Los Gatos Creek connections.

e) Transmission line project status

Brad / Miles

Still waiting for a bid to get this work started.

f) Short well project status

Vincent

The Source Water assessment is still not completed. A suggestion was made to see if we can find another source to complete this critical report. The short well cannot move forward because of this problem, and the state requires this report for our water source.

VII. Roads

a) Roads update

Board

The road sign at Delaware and Comanche was repaired. Thank you to Rich and Vincent who did the work. It was suggested the Board look into asking the County to install a guard rail running parallel to a couple of the houses on Upper Ogallala where the road narrows. **ACTION:** Dana will look into this as well as get an update regarding the guard rail along Lower Ogallala by the water plant.

VIII. Playground / Clubhouse / Community

a) Apache stairs project

Dana / Board

No updates this month. Will contact contractor to get the project completed. **ACTION:** Dana to contact contractor and set a date.

b) Clubhouse septic and other repairs

Board

No update – **ACTION:** Lisa will see if she can find a company who will provide this service. It has not been easy!

c) Bulletin Boards

Dana

The posts are backordered. Expect to receive soon. Will contact Jose to see if he can install the posts when they arrive. **ACTION:** Dana/Lisa will stay in touch with manufacturer and set up installation when the posts arrive.

IX. Adjourn

David

Meeting adjourned at 8:06 p.m.

The next Board of Directors Meeting is scheduled for Thursday, November 11th at 7:00 p.m. The meeting will be held via Zoom, until the mask mandate for indoors is lifted. The Zoom meeting invite will be available on the Chemeketa Park website: www.chemekektapark.org. All members are welcome and encouraged to attend.