

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, December 9, 2021

I. Call to Order

David

Meeting was called to order at 7:02 p.m. In attendance: David Casper, Vincent Mackewicz, Dana Hartzell, Brad Hartzell, Mara Milinic, and a few members of the community; all joined via Zoom.

II. Review and Adopt Minutes

Board

David made a motion to approve the November minutes without changes. Vincent seconded; motion approved.

III. Public Comment

No public comment.

If you have not signed up for email updates on important community issues, go to: www.chemeketapark.org/subscribe/.

IV. Financial Report

a) Expenditures, budget, past due accounts

Lisa

Major expenses paid during the month of November: \$2,750 to Cypress Water for reimbursement to Marine Industrial Tank; \$2,308 to SJW for Montevina Pipeline water purchases; \$2,125 to Santa Clara County Tax Collector for property taxes; \$1,993 to PG&E for utilities at all water plant locations and clubhouse; and \$650 for park maintenance. There are currently 6 delinquent accounts greater than 90 days past due; total amount due is \$20,460. Of these accounts, 2 have water shut off; 2 have been given a 30-day notice; one property sold and Escrow is sending a check; and another account has a check coming. **ACTION:** Lisa will get the AB54/AB240 ethics training information to Board members who need to get certified.

b) Capital project status

David

Reviewed budget numbers and discussed planning for winter.

V. Fire Safety

a) Firewise program update

Mara

Firewise is continuing to work on the evacuation route brush clearing project. They will soon begin reaching out to neighbors about specific areas of concern. The goal is to bid the work in January. The Firewise group has also begun planning the annual Firewise Family Fun Day which will be in February or March. Please keep your eyes and ears open for more information.

VI. Water Report

a) Water Operations Report

Miles

Total treated water production for November (30 days) was 697,895 gallons. The average raw water turbidity for water entering the plant was 6.388 NTU and the average finished water turbidity was 0.050 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain total for the month was 1.8 inches. Average filter flow rates: 24 gpm; chlorine usage: 13 gals; alum usage: 50 lbs. The Montevina Pipeline water usage this month was 0.

Cypress Water has reached out to MIT Diving, who repaired the leaks in the Clearwell tank, and asked for a quote to foam spray the inside of the Clearwell tank which gives it more rigidity as well as seal the wood surface, and also install a liner. These upgrades should give the Clearwell tank many more years of service. **ACTION:** Miles to contact MIT Diving.

ACTION: Miles will get a quote to get Tank 3 lined and painted (that is the old fire tank). Probably be around \$40-45K. This should be put into the capital improvement plan for next fiscal year.

b) Sanitary survey response

David / Miles

The following are on-going updates to the 2021 Sanitary Survey Report from the State Water Resources Control Board:

Source Capacity – The maximum daily demand (MDD) from Moody Gulch for the past 3 years has averaged 86,000 gallons/day per the CCR (Consumer Confidence Report). The Division (of Drinking Water) recommends moving forward with the ground water well project, re-build infrastructure for Los Gatos Creek, secure formal contractual agreement with SJW for the LG Creek water and replace appropriate distribution system piping infrastructure to limit system water losses. **ACTION:** CPMWC Board will make a plan with dates on accomplishing these tasks.

Integrity of storage tanks – Corrosion and interior coating failure was noted in Tank 3. Peeling paint was observed on exterior of Tank 1. Staining and a minor leak and hole were observed near the bottom of Tank 2. The Redwood tank at Los Gatos Creek pump house needs servicing. **ACTION:** Cypress Water will contact the Division to give them an update on actions being taken with regard to the tanks.

Surface water treatment rule monitoring and reporting – It is recommended CPMWC evaluate and update the CT Calculation form and submit an updated form to the Division for review. **ACTION:** Cypress Water has addressed this issue with the Division.

Watershed Sanitary Survey – Have been able to re-establish contact and are now working with Balance Hydrologics to complete the sanitary survey. They have made a commitment to complete the report within the next two weeks. **ACTION:** CPMWC Board to continue communications with Balance Hydrologics.

Cross-connection control plan – The Division does not have a copy of the cross-connection control program nor the cross-connection control survey results. **ACTION:** David needs to supply these reports to the Division.

Source Chemical Monitoring – The test for monitoring perchlorate in Los Gatos Creek was due December, 2020. If the sample was not collected, the Division is requiring CPMWC conduct the monitoring and have the lab submit the results to the state database and a copy to the Division. **ACTION:** Cypress Water should be caught up by the time the community is reading these minutes.

Water System Mutual Water Company Board Member Training – CPMWC will join CalMutuals which offers training and many other advantages for mutual water companies like ours. This will be a great resource for projects that have been put on hold due to lack of resources. Dana made a motion to join CalMutuals at \$600/year. David seconded. Motion passed. **ACTION:** Dana and Lisa to contact CalMutuals to set up an account. Then Dana will contact Board Members who need AB54 training and set dates. **ACTION:** CPMWC must send copies of the completion certifications to the Division for all Board members.

c) Generator repair update

Brad / Miles

All repairs have been made to generator. The next time power goes out to the water plant, this repair can be confirmed.

d) Los Gatos Creek system status

Brad / Miles

No update. **ACTION:** Brad will reach out to Aldercroft Heights Board member to discuss next steps.

e) Transmission line project status

Brad / Miles

No update. **ACTION:** Brad will reach out to Guy regarding a schedule.

f) Short well project status

Vincent

The State Water Resources Control Board summary mentioned the importance of the short well project to satisfy the source capacity for Chemeketa Park. When the Watershed Sanitary Survey is completed and approved, we can move forward with this project. **ACTION:** Dana will contact Balance Hydrologics on December 15th regarding status of the report.

VII. Roads

a) Roads update

Board

Josh continues to follow-up with the County each month regarding adding a guard rail at the lower entrance to Ogallala Warpath. It is possible the project could be added sometime next year. Will keep in touch.

Another good community member has taken on the task of replacing the damaged edge of the road markers that have been used until we can get a proper guard rail on lower Ogallala. New markers will be ordered and installed soon. Thank you, Lori!

Lisa will ask the maintenance crews to make sure all culverts are clear. **ACTION:** Lisa ask the crew to check culverts.

VIII. Playground / Clubhouse / Community

a) Proposed Playground Structure

Board

Still exploring options for playground structures. A new company has surfaced offering a more rustic look at almost half the cost. More research is needed to determine the best solution. Will report back in January. On another playground note, it has been suggested by several neighbors to perhaps paint some “parking stall lines” so children can take pride and ownership in keeping their “vehicles” in good order and keep the park neat and tidy. Please assist your children in putting things away before you leave the park. It’s a lesson that kids will absorb into all aspects of their life, even at home. ☺

b) Apache stairs project

Dana / Board

Dana talked with the contractor regarding the handrail for the stairs on Apache. He will re-evaluate the proposal and set a day/time to meet. **ACTION:** Dana waiting to hear from contractor with day/time to meet.

c) Clubhouse septic and other repairs

Board

Update 12/29/21: The septic tank at the clubhouse has been located and serviced.

d) Message Boards

Dana

Dana is setting up a day/time to put the message board together to determine proper height and plan for installation.

ACTION: Dana to set up message board and make provisions for installation.

Meeting adjourned at 8:35 p.m.

The next Board of Directors Meeting is scheduled for Thursday, January 13th 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.chemeketapark.org. All members are welcome and encouraged to attend.