

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 – <http://chemeketapark.org/contact>

Board of Directors Meeting, March 11, 2021

I. Call to Order

David

Meeting was called to order at 7:05 p.m. In attendance: David Casper, Vincent Mackewicz, 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 February minutes with one change. It was stated at the February meeting that Firewise received a \$500 grant from NFPA to do home hardening work around the Clubhouse. The correction states that Firewise has applied for a \$500 grant from NFPA to do home hardening work. With that correction, Rob seconded; motion approved.

III. Public Comment

Board

There was a short discussion about whether the Board or the Membership approves the annual budget. According to the Bylaws, the Board approves the budget which is then presented to the Membership at the next Board meeting and/or the Annual Meeting.

In regard to last month's discussion about removing the cloth barricade on the fence at the bridge on Apache, the Board will contact the owner of the property and ask that it be removed. **ACTION:** David

There is also continuing dialog regarding a group of redwood trees that have been undermined on lower Comanche due to intense water flow during storms. Board members will continue to look into this situation. **ACTION:** Brad

A decision will be made at the April 8th Board meeting (next month) on where to hold the annual meeting; in person, Zoom, or possibly both. Santa Clara County COVID-19 guidelines will be used in that decision. Come to the meeting to voice your wishes.

IV. Financial Report

a) Expenditures, budget, past due accounts

Lisa

Major expenses for February were: \$3,500 to Huertas Tree Service for removal of dead trees and brush at the playground and \$1,500 for work behind the clubhouse; \$986 to PG&E; \$953 to San Jose Water for Montevina pipeline use; \$650 for park maintenance; \$525 to Chris Sands Construction for site prep on short well; and \$500 to Santa Clara County Planning for short well application. There are currently 4 delinquent accounts greater than 90 days past due; total amount due is \$14,200. Of these accounts, 2 have water shut off; 2 are on a payment plan; and 1 will pay off in escrow.

b) Opening new bank accounts

David / Lisa

Lisa and David did research on the new bank accounts. In order to open the new accounts with the appropriate Board members as signers, the bank will need copies of each member's driver's license and social security number. **ACTION:** David, Lisa

c) Capital improvement planning projects list

David

There was a capital improvement planning project meeting held on February 25th via Zoom. The Board came up with a list of projects for the next few years. David made a motion to approve the capital improvement plan that was developed during that meeting. Vincent seconded; motion passed. A copy of the capital improvement plan along with a draft budget will be sent in this month's water bill. The budget will be discussed and approved during the April 8th meeting. Please plan to attend.

d) Draft budget for the year

David

Dave made a motion to add \$8,000 to the budget for account 760 to cover tank repairs. Brad seconded; motion passed. The full budget will be discussed and approved during the April 8th meeting. Please plan to attend.

V. Fire Safety

a) Firewise program update

Jody

As a reminder, in order to keep our Firewise Community status, NFPA requires the majority of the community to participate in an "Education Day" event. This year, because of COVID-19 restrictions, the Firewise annual Education Day will consist of two webinars that residents can watch in the comfort of their own home AND enter to win an amazing gift basket! Check out the webinars on the Chemeketa Park website (under Firewise) or click here: [Active strategies for Home Hardening https://tinyurl.com/2021adapt](https://tinyurl.com/2021adapt) and [Evacuation and Warnings: How to Survive a Wildfire https://tinyurl.com/wildfire2021](https://tinyurl.com/wildfire2021)

This fiscal year's budget has been spent. Waiting to hear from NFPA regarding a \$500 grant request to do the Clubhouse home hardening project. Also looking into grant money to help with a couple of residents to clean up around their home (SNAP). The work on creating a temporary area of refuge at the clubhouse and playground is complete for this year. Supplies were procured and a major brush clearing was completed. Just need to procure the storage area and get new lock, door handle. **ACTION:** David

There is a hazardous waste removal drive on March 13th which helps our neighborhood even more Thank you to all who participated with removing waste from your property and transporting as well. There was a large group of new *and* established residents who took part in the brush clearing event throughout the entire park a few weeks ago. Thank you to all who participated. What a great show of support! Attended a quarterly Zoom meeting of the South Bay Firewise partner group in the Santa Cruz Mountains to hear what other groups are doing.

The annual FireSafe Council chipping program for Chemeketa Park will be Sunday, April 18th. It will be POD style, same as last year, which means your POD can create and log 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. If residents want their chips hauled away, each homeowner will need to make their own arrangements with the contractors (it will probably cost \$\$). **IMPORTANT: The LAST DAY to add to the piles is April 18th. THERE IS NO ADDING TO THE PILES after that date or the Park and homeowners will be penalized.**

VI. Water Report

a) Water Operations Report

Miles

Total treated water production for February (28 days) was 657,483 gallons. The average daily usage per hookup was 156 gallons. The average raw water turbidity for water entering the plant was 1.206 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 1.5 inches. Average filter flow rates: 23 gpm; chlorine usage: 27 gals; alum usage: 50 lbs. No water was purchased from the Montevina Pipeline this month.

The unlined 60,000 gallon tank was cleaned, inspected, and the leak was repaired. The fire tank was also cleaned and inspected. Videos were included in the inspection. Carson MFG CO has provided a budgetary quote of \$35,000 for a tank liner for the 60K gallon tank. Question asked about having Carson do any repairs before the liner goes in. Cypress Water will make this happen. David made a motion to approve the quote from Carson MFG CO and get it scheduled as soon as possible, based on their availability. Rob seconded; motion passed. **ACTION:** Miles will schedule a date with Carson MFG CO. Cypress Water will also request a quote to line the tank at Los Gatos Creek. Guy Furlo and Chris Sands will take a look at the leak on lower Kiowa.

b) Distribution system survey

Miles

Miles will request a meeting with Penhall Technologies via Zoom. Brad, Vincent, Rob, David, and Miles will be on the call.

ACTION: Miles schedule the date and notify Board members.

c) Short well project status

Vincent

Last month, the application for a permit for the short well project was submitted to Santa Clara Valley Water Co. Now waiting on approval of the permit. The process may take 1-2 months from submission. Site plan is completed and location of the well has been decided. Next steps: Discuss storage tank, holding tank, clearwell, pipes to get water to plant.

d) Watershed sanitary survey status

Vincent

Still no updates. Vincent has left a message and will report back when he hears. This process takes time.

VII. Roads

a) Roads update

Board

Rich is getting quotes for berms, gutters and other road concerns in areas of the park. Areas that need help are lower Kiowa, Arapaho, and Comanche. It was suggested we contact Aaron Corey (Eric's son) for possible work. Suggested the Board make a list of road projects to get done this summer so the work can be budgeted and scheduled. If there are road issues in your neighborhood, please contact the Board with details.

VIII. Playground / Clubhouse / Community

a) Building stairs to Apache Trail

Vincent

Looking at a bid for approximately \$7,500 for construction of the stairs on the Apache side of the Clubhouse . Pipe handrail will add about \$1,700 to the cost. **ACTION:** Dana

IX. Adjourn

David

Meeting adjourned at 8:57 p.m.

The next Board of Directors Meeting is scheduled for Thursday, April 8th 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.