

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, November 10, 2022

I. Call to Order

Dana

Meeting was called to order at 7:06 p.m. In attendance: David Casper, Dana Hartzell, Neil Abranyi, Marcy Ripley, Chrissy Masterman, Brad Hartzell, Erik Wilkerson George Bruder, and a few members of the community. The meeting was also offered via Zoom.

II. Review and Adopt Minutes

Board

Dana made a motion to approve the October minutes without changes. David seconded; motion approved.

III. Public Comment

Board

There was a Board discussion about how to get residents involved in small but meaningful ways to keep the community operating efficiently. Also, what is the best way to disseminate information quickly and effectively? The Board will bring their ideas to the next meeting (December 8th). Community input on this subject would be absolutely appreciated. Just a reminder, these are the ways we try to communicate: website (www.chemeketapark.org), "Subscribe" mail list (this used to be the Newsletter mail list and now is the website "Subscribe" list (always private), Message Board (at playground), Nextdoor (not private), Twitter (@chemeketapark), and signs/posters at the main park entrances. What works best for you? You can post your ideas via the website under "contact" ([www.chemeketapark.org/contact](https://chemeketapark.org/contact))

IV. Financial Report

a) Expenditures, budget, past due accounts

Lisa

Major expenses paid during the month of October: \$20,933 to Knox Roofing for Clubhouse roof; \$5,000 to Huerta Tree Service for brush clearing (this amount will be reimbursed by FSC); \$1,237 to PG&E for electricity at water treatment plant; and \$650 for park maintenance. There are currently 3 delinquent accounts greater than 90 days past due; total amount due is \$20,552. Of these accounts, 2 have water shut off and 1 is on a payment plan.

b) Capital project status

David

The Clubhouse roof project was over the forecasted amount in the budget due to a lot more damage to repair than anticipated. The lack of gutters and maintenance caused large areas of rot which had to be removed. There was also the mid-section of the roof which had poorly installed flashing causing water to penetrate through the base and get into the ceiling. The ceiling area will be repaired next fiscal year. The good news is there is a 50-year warranty on the new roof shingles.

V. Fire Safety

a) Firewise program update

Jody

Chemeketa Firewise has postponed HIZ assessments until after the holidays. Stay tuned for more info on what specific steps you can take to harden your home against wildfire. They are also still looking for volunteers to adopt the creek on upper Comanche in hopes of turning this section of creek into a wildlife refuge which not only provides habitat to native species but also helps protect us from fire. Two neighbors have already signed up! The Firewise group is in the planning stages of a community-wide evacuation drill for March 2023! More information will be coming along shortly.

VI. Water Report

a) Water Operations Report

Miles

Total treated water production for October (31 days) was 791,711 gallons. The average raw water turbidity for water entering the plant was 12.276 NTU and the average finished water turbidity was 0.049 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain totals for the month was 0 inches. Average filter flow rates: 23 gpm; chlorine usage: 15 gals; alum usage: 60 lbs. The Montevina Pipeline water usage this month was 61,934 gallons.

PLEASE CONSERVE every time it rains. It seems counter-intuitive, but when heavier rains fall, it creates a lot of turbidity which means we cannot process water. We use the Montevina Pipeline as our backup, which costs extra money. The tanks are presently at 10' (which is not very good), and Moody Gulch is running at 23 gpm. If each home reduces water usage by 20% we will be in a much better situation. The Board thanks you for your continued efforts. There is a leak at lower Comanche that may require cutting into the asphalt. (Update: leak was repaired.)

David asked about getting the plant production meter and the main pump meter calibrated and put them on a schedule for verification every few years. Cypress Water will get the plant production meter calibrated by next meeting. The main pump meter, which is just over a year old, is a little more complicated but will also be put on a schedule for verification. **ACTION:** Cypress Water will do a certification for the plant production meter this month.

b) Los Gatos Creek system status

Brad / Miles

Once the final approval is given for SJW to begin the Forest Health Grant project, Chemeketa Park will be included in Phase 1, which means there will be vegetation clearing in and along the part of Los Gatos Creek that touches our community. Once the creek has been cleared and we have a visual on our infrastructure, we can begin discussions about removal. **ACTION:** Brad will investigate the removal of the monthly charge for the creek.

c) Transmission line project status

Brad / Miles

No progress this month. **ACTION:** Brad will continue checking on supplies and schedules.

d) Clearwell project planning

George

No word yet from DWR regarding the Drought Relief Grant. Still waiting, somewhat patiently.

VII. Roads

a) Roads update

Board

Rich has surveyed the roads in the park and documented a few areas that could use some maintenance work. This includes small retaining walls, berms, areas where the pavement is sinking or needs repair, and mitigating possible slides. Chrissy has offered to work on this project with Rich. **ACTION:** Chrissy will work with Rich on getting the roads project organized.

b) Apache Trail bridge status

Neil / Board

The hole on the Apache bridge was repaired. Thanks to Neil for taking on this project.

VIII. Playground / Clubhouse / Community

a) Clubhouse repairs status

Dana

The Clubhouse has received many updates the past two months after a couple of years of non-use. Here are some of the things that were updated: new roof, rain gutters, and leaf guards. Still need to get drain pipes to direct water from the gutters. The mice issue has been eradicated. Also installed new screen doors, updated all lighting to be LED (inside and outside), and smoke detectors were installed. Still to be done: new stove/oven, clutter clear, remove "junk", and clean floors. Neil is getting quotes to strip, clean, and seal the slate floors.

Meeting adjourned at 8:20 p.m.

UPCOMING EVENTS:

PLEASE CONSIDERING HELPING YOUR COMMUNITY – Every other Sunday a group of residents set out to remove brush and keep the roads clear. Please consider donating an hour or two of your time to keep us Fire Safe. **Upcoming days to meet: 11/20, 12/4, and 12/18.** See you there! 8:00 am – 10:00 am. Check Nextdoor for location.

The next Board of Directors Meeting is scheduled for Thursday, December 8th at 7:00 p.m. at the Clubhouse. The meeting will also be held via Zoom, which is available on the Chemeketa Park website: www.chemeketapark.org. All members are welcome and encouraged to attend.