

# Chemeketa Park Mutual Water Company

P.O. Box 588, Redwood Estates, CA 95044-0588

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Water issues? Call Miles Farmer at (831) 920-6796  
Questions? Call Lisa Ridenour at (408) 792-7762  
Contact the Board – <https://chemeketapark.org/contact>

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## Board of Directors Meeting, March 10, 2022

### I. Call to Order

David

Meeting was called to order at 7:03 p.m. In attendance: David Casper, Vincent Mackewicz, Rob Anderson, Dana Hartzell, Brad Hartzell, Jody McCalmont, and a few members of the community; all joined via Zoom.

### II. Review and Adopt Minutes

Board

Dana made a motion to approve the February minutes without changes. Rob seconded; motion approved.

### III. Public Comment

Discussion about convening monthly Water Board meetings in person again at the Clubhouse beginning in April. It was also decided that the Annual Meeting in June should also be held in person, based on Santa Clara County regulations at that point. Discussion about offering the meetings via Zoom as well as in person. The Board will have a “practice” session at the April meeting to see how it goes. So convenient now – in person and on-line – all residents can now join the meetings! ;) **ACTION:** David work on the logistics for Zooming the meetings. **ACTION:** Brad/Dana get a quote to get floors cleaned.

### IV. Financial Report

#### a) Expenditures, budget, past due accounts

Lisa

Major expenses paid during the month of February: \$6,000 to Tree of Knowledge for evacuation route brush clearing on Navajo/Kiowa/Comanche; \$3,437 to Gomez Construction for stair railings on the Apache staircase; \$2,393 to Cypress Water Services for water testing; and \$650 for park maintenance. There are currently 3 delinquent accounts greater than 90 days past due; total amount due is \$17,255. Of these accounts, 2 have water shut off, and 1 will be sending a check.

#### b) Capital project status

David

Most projects that were planned for this year are done or nearing completion, and just about right on budget.

#### c) Capital project planning

David / Board

At the budget meeting held February 24<sup>th</sup>, it was decided the following big projects would be scheduled for the upcoming fiscal year of 2022-23: new roof for the Clubhouse estimated at \$22,000; install a liner for Tank 3 estimated at \$45,000; and widen the part of Navajo Trail where the evacuation route brush clearing was completed. For the fiscal year 2023-24 we would add repairing and replacing the Clubhouse siding due to woodpecker damage and replacing the Clearwell tank estimated at \$100,000. David made a motion to approve the Capital Improvement Plan for 2022-23. Dana seconded; motion passed. There was further discussion about the Clearwell tank possibly not having two more years of life remaining. There was also some initial discussion about having a “Repairs” fund for when infrastructure breaks down or for unexpected emergencies. Will continue these discussions at the next meeting.

#### d) Budget planning meeting

David

The Board came up with an annual budget for 2022-23. The Board will meet on March 31<sup>st</sup> at 7:00 pm in the Clubhouse to finalize the individual budget numbers for fiscal year 2022-23’s budget. Cypress Water Systems has been our Watermaster for five years. They have worked at the same annual rate for all that time. The Board approved a 5% increase for their services. There will also be a \$500 charge for the required annual report each year.

### V. Fire Safety

#### a) Firewise program update

Jody

Saturday, March 12<sup>th</sup> is the Household Hazardous Waste program held at the playground from 9:30 am -11:00 am. (**UPDATE:** The HHW program was highly successful as 15-20 people participated in removing hazardous and potentially flammable materials from our neighborhood.) Saturday, March 19<sup>th</sup> is the annual Firewise Education Day which is called Family Fun Day this year. There are so many new families in CP with children, SO the focus will be on education of all age groups. There will be real fire engines, firefighters, a presentation on Living with Wildfire and the ability to sign up for a no-charge Home Ignition Zone assessment. In late spring, there will be an annual community workday consisting of brush clearing and chipping, date TBD. Chemeketa Firewise is applying for a \$5,000 matching grant for evacuation route brush clearing. Other big news is that the \$7.5M Forest Health Grant Project awarded to San Jose Water will begin with initial surveys and ecological impact studies

throughout the Watershed. You may see these folks walking through the Los Gatos Creek from time to time. The actual brush clearing will begin in late 2022.

## **VI. Water Report**

### **a) Water Operations Report**

**Miles**

Total treated water production for February (28 days) was 783,869 gallons. The average raw water turbidity for water entering the plant was 6.68 NTU and the average finished water turbidity was 0.070 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain total for the month was 0. Average filter flow rates: 23 gpm; chlorine usage: 14 gals; alum usage: 15 lbs. The Montevina Pipeline water usage this month was 0 gallons.

Working on calibrating, repairing, or replacing water flow meters in the system. This would provide more reliable historical data as well as keeping track of water movement at every junction. There was also discussion about finding a way to utilize grant money for the new Clearwell tank.

Priorities for the water plant right now are: transmission line and the Clearwell tank. Discussions about creative ways to replace the Clearwell tank. Cypress Water will contact two tank companies and ask them to quote a tank, pads, and engineering. Miles will meet them on-site. Can we go taller? Look at different sizes? It was also suggested that Cypress Water and/or the Board ask Eric Lacey the best way to proceed. **ACTION:** Cypress Water will get quotes for new tanks, pads, and engineering. **ACTION:** David/Miles will contact Eric Lacey for discussion on how to proceed.

### **b) Los Gatos Creek system status**

**Brad / Miles**

San Jose Water does not want Chemeketa Park (or any other water company) utilizing the Los Gatos Creek water any longer. Brad will continue to research why San Jose Water wants CP out of there. Need an exit strategy, such as who is responsible for removing the infrastructure, etc. **ACTION:** Miles/Brad find another source to verify SJW statements that the LG Creek water source connection is not viable anymore. **ACTION:** Brad to contact SJW to see what else can be learned.

### **c) Transmission line project status**

**Brad / Miles**

No updates – Still in progress – Have a possible new contact to help with this project. Will make contact this month. **ACTION:** Brad will contact the new company and continue to reach out to Guy regarding participation in the project.

### **d) Short well project status**

**Vincent**

Had a call with Doug Allen from Wy'East Engineering on 3/10/22. Doug will help to complete a Source Water Assessment survey when we are ready to proceed. Chemeketa Park first needs to work with DWR (Division of Water Rights) to determine if we have the rights to drill a short well for this water source. We have received the preliminary well design from Aaron Biermen to provide to the water district. Vincent will work with George Bruder to assist with moving these processes forward. Vincent and George will meet before the April, 2022 board meeting to discuss who will be handling which actions.

## **VII. Roads**

### **a) Roads update**

**Board**

The evacuation route brush clearing was a success. Thank you to the families who were involved in this event. Next goal is to keep these road edges permanently clear for evacuation. We have received one proposal for building a retaining wall along Navajo which will widen the road by 3' to 4' for approximately 200'. The bid comes in at \$18,500. **ACTION:** The Board will get at least one more bid to widen this section of road.

## **VIII. Playground / Clubhouse / Community**

### **a) Playground structure project**

**Board**

Our amazing community stepped up BIG and raised the funds to install a new playground play structure. Way to go Chemeketa Park!!! There were 48 households who donated, about 1/3 of the park! The total amount raised (in six weeks!) was \$31,235. The old yellow plastic play structure will be removed March 12<sup>th</sup>. The rings will be taken down and stored; then they will be re-positioned after the new structure is installed. Installation for the new play structure should start around March 23<sup>rd</sup> and take approximately 3-4 days, then the fabric and fiber will be installed. The new structure should be completed by the end of March. A Thank You party is planned for Sunday, April 3<sup>rd</sup> from 2:00-4:00 p.m. at the park. Watch for details.

### **b) Message board**

**Dana**

The Message Board has been installed. Please take a look every time you walk by or come to the playground. It's a great way to keep everyone informed of what's happening in the Park. There is a section for official business (minutes, etc.) and a section for community happenings. All residents are welcome to use the Message Board to share ideas and notices. We hope this becomes a great opportunity to stay involved and informed.

Meeting adjourned at 8:53 p.m.

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The next Board of Directors Meeting is scheduled for Thursday, April 14<sup>th</sup> at 7:00 p.m. **The meeting will be held in-person at the Clubhouse.** Please join the fun and visit in-person. There will be snacks! It's been a long while. The meeting will also be held via Zoom, which is available on the Chemeketa Park website: [www.chemeketapark.org](http://www.chemeketapark.org). All members are welcome and encouraged to attend.