

**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, July 14, 2022**

When appropriate, the minutes will include hyperlinks for quick references to additional pertinent information. Go to the website at [www.chemeketapark.org](http://www.chemeketapark.org), click on “Water Company” then “Meeting Minutes” to take advantage of the additional information.

**I. Call to Order**

**David**

Meeting was called to order at 7:07 p.m. In attendance: David Casper, Dana Hartzell, Neil Abranyi, Chrissy Masterman, Marcy Ripley, Brad Hartzell, Lisa Ridenour, Jody McCalmont and a few members of the community attended via Zoom.

**II. Review and Adopt Minutes**

**Board**

Dana made a motion to approve the June minutes without changes. Neil seconded; motion approved.

**III. Public Comment**

Rob Anderson will need to step down from his BoD position immediately due to health reasons. We sincerely thank Rob for his contribution the past few years. If any member of the community is interested in applying as an Alternate Board Member, please notify the Board via the website under [contact](#).

**IV. Financial Report**

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

**Lisa**

Major expenses paid during the month of June: \$9,575 to Apex Insurance for annual insurance renewal; \$5,230 to Carson Manufacturing for deposit on Tank #3 liner; \$3,500 to Michael Murray for tax prep; \$2,515 to PG&E for electricity at water plant accounts; and \$650 for playground maintenance. There are currently 3 delinquent accounts greater than 90 days past due; total amount due is \$19,709. Of these accounts, 2 have water shut off and 1 is on a payment plan. **ACTION:** David, Dana, and Neil need to visit the bank.

**b) Capital project status**

**David**

Will make sure the Capital Improvement Plan is finalized for the year.

**c) Board AB54 training schedule**

**Lisa / Board**

Lisa has sent information about the new Board members to CalMutuals who will contact them directly regarding taking the required AB54/AB240 ethics training class online. **ACTION:** Chrissy, Marcy, and Neil will take the class within 90 days.

**d) Insurance Renewal**

Need to take a final look at the insurance policy, sign it, and return it.

**V. Fire Safety**

**a) Firewise program update**

**Jody**

Chemeketa Firewise is in the process of training two community members to be Home Ignition Zone Assessors through FireSafe Council. (Thank you for your service!!) The essential work of an HIZ Assessor is to share knowledge with residents on what to do to keep their house safer from wildfire. Looking into getting some 1/8” mesh that would be useful to the whole community to use. The 1/8” mesh is used for covering vents around the perimeter of the home to prevent embers from igniting a fire inside the house. Also they will have a dryer vent brush for residents, as this is another common cause of household fires.

The Fire Season *Focus* this month is Lean, Green, and Clean – Create a 5'-30' separation from the house of trees, shrubs and items that could catch fire such as patio furniture, wood piles, swing sets, etc. Also remove vegetation/items that could catch fire from around and under decks, balconies, stairs. Next month's focus will be evacuation preparation. We are in the very early stages of planning a community evacuation drill in Spring, 2023, so preparation will be key. Check out this great video from FireSafe Marin on defensible space [here](#) or on the Chemeketa website @ [FireSafe Marin Video](#)

**VI. Water Report**

**a) Water Operations Report**

**Miles**

Total treated water production for June (30 days) was 1,165,443 gallons. The average raw water turbidity for water entering the plant was 6.22 NTU and the average finished water turbidity was 0.043 NTU (.300 NTU is the maximum turbidity allowed by the

state). Rain totals for the month was 0 inches. Average filter flow rates: 31 gpm; chlorine usage: 27 gals; alum usage: 70 lbs. The Montevina Pipeline water usage this month was 1,765 gallons.

Moody Gulch is running at 32-34 gpm and the water tanks are full. The tanks got very low at one point during the month, possibly the result of a leak. The Montevina Pipeline was briefly turned on during this time period. The Board will notify all Chemeketa Park residents that restrictions need to be put back into place in preparation for the summer months and lack of rain. The restrictions will most likely remain in place for the rest of year, or when the rains return. When Moody Gulch slows down, the Montevina Pipeline can be used, but as a reminder, we pay *extra* for that water.

There was a leak noticed in Tank #1 which we learned from Cypress Water has been there previously. Carson Mfg. fixed this leak before, but it has not held. Will ask them to take another look when they are here to install the new liner in Tank #3.

Cypress Water will schedule a Water Plant Tour for new Board members to get acquainted with the process. Looking at end of July. Also requested a tour for community residents to get acquainted with the water making process during the Oktoberfest celebration in October. Details to follow next month.

**b) Los Gatos Creek system status**

**Brad / Miles**

No word yet from San Jose Water on the Los Gatos Creek connection infrastructure. It does not appear that anyone is in a big hurry to remove this. Much of the vegetation should be removed when the Forest Health Grant work begins in September.

**c) Transmission line project status**

**Brad / Miles**

David made a motion that the Board fund the transmission line project based on Guy Furlo's quote of \$61,025. Dana seconded; motion passed. Materials and costs are subject to change due to continuing supply shortages and cost increases, so better to get this project done sooner. **ACTION:** Brad will work with Guy to move this project forward.

**d) Short well project status**

**George**

Discussion about contacting the water rights lawyer the Board procured in 2003 regarding this subject.

**e) Clearwell project planning**

**Brad / Jody**

The Small Community Drought Relief Grant proposal was officially submitted to the State for the new clearwell/storage tank project for the water plant. We asked the State if we could amend the Grant proposal by adding new replacement tanks for the Upper Ogallala Tank Farm. The State agreed and information is being collected for that update. Once there is a rough estimate for adding new tanks, the Grant proposal will be amended. The good news is that making this amendment will not affect our place in line. The hope is to hear something back from the State by November.

**f) Tank #3 liner project planning**

**Miles**

Cypress Water has ordered the new liner for tank #3. Waiting to hear delivery and installation updates.

**VII. Roads**

**a) Roads update**

**Board**

**ACTION:** Still need to get another bid for the road widening project on Navajo.

**b) Apache Trail bridge cleanup**

**David / Board**

There is a large hole on the Walla Walla side of the bridge. In reviewing pictures from 2013 and 2017, it appears this hole has been there, it was just covered up by the fencing materials along the bridge for the past several years. Not sure if the hole can be repaired but would like to seal it to keep water out so as not to further erode that side of the bridge. **ACTION:** Dana will contact Eric Corey or another asphalt company and ask for quotes on covering this hole. **ACTION:** Lisa to ask the Park Maintenance crew to keep drains clear on and around the bridge on a regular basis. **Note to Maintenance Crew:** the drainage culverts have cloth in them to keep out debris. Pull the grate, shake out the debris to make sure they are clear.

**VIII. Playground / Clubhouse / Community**

**a) Clubhouse roof project planning**

**Dana**

**ACTION:** Chrissy has volunteered to get quotes from some local roofing companies to bid the cost for a new roof for the Clubhouse. Thank you, Chrissy! Need to investigate repairing damage to the Clubhouse from woodpeckers.

Meeting adjourned at 9:14 p.m.

**UPCOMING EVENTS:** Check out this great video: Chemeketa website @ [FireSafe Marin Video](#)

July's Firewise focus for the community: Lean, Mean, and Green – Create a 5'-30' separation from the house of trees, shrubs, patio furniture, wood piles, swing sets, etc. Remove vegetation, items that could catch fire from around decks, balconies, stairs.

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The next Board of Directors Meeting is scheduled for Thursday, August 11<sup>th</sup> 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](http://www.chemeketapark.org). All members are welcome and encouraged to attend.