

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, September 8, 2022

I. Call to Order

Dana

Meeting was called to order at 7:01 p.m. In attendance: David Casper, Dana Hartzell, Neil Abranyi, Chrissy Masterman, Erik Wilkerson, Lisa Ridenour, Brad Hartzell, Jody McCalmont, George Bruder, and a few members of the community; all attended via Zoom.

II. Review and Adopt Minutes

Board

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

III. Public Comment

The Oktoberfest flyer sent out with the water bill had an error. The date of the event is **SATURDAY, October 22nd** from 11:30 a.m. to 3:00 p.m. COME JOIN THE FUN!

IV. Financial Report

a) Expenditures, budget, past due accounts

Lisa

Major expenses paid during the month of August: \$2,907 to PG&E for electricity at water treatment plant (2 months); \$650 for park maintenance; and \$550 for chemicals. There are currently 6 delinquent accounts greater than 90 days past due; total amount due is \$22,640. Of these accounts, 2 have water shut off, 1 is on a payment plan, and 3 have past due notices. A Payment Agreement was drawn up by our legal advisors.

b) Capital project status

David

David presented an updated status of the Capital Improvement Projects.

V. Fire Safety

a) Firewise program update

Jody

In August, Chemeketa Firewise sent a mailer to all residents (renters included) with educational information about what to do in the case of an evacuation. Each household also received a door hanger that can be placed outside the front door to notify first responders when people have evacuated. There are additional hangers if anyone needs an extra. Huerta's Tree Service will begin roadside evacuation route clearing work. Locations include the creek side of Comanche from Navajo, down along Comanche from Nez Perce to the playground, across from the water treatment plant on Apache, the intersection of Blackfoot and Comanche, and more. This work is being done with a \$5,000 matching grant from the Fire Safe Council. The Firewise September Focus is "Ladder Fuels" which are "*living or dead vegetation that allows a fire to climb up from the forest floor into the tree canopy*". Fuels should be cleared between 8-15 feet off the forest floor depending on slope. Click [here](https://www.chemeketapark.org) or visit www.chemeketapark.org for more useful information.

VI. Water Report

a) Water Operations Report

Miles

Total treated water production for August (31 days) was 811,419 gallons. The average raw water turbidity for water entering the plant was 6.891 NTU and the average finished water turbidity was 0.039 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain totals for the month was 0 inches. Average filter flow rates: 25 gpm; chlorine usage: 26 gals; alum usage: 0 lbs. The Montevina Pipeline water usage this month was 293,194 gallons.

Moody Gulch is starting to diminish, as we see the need to purchase water rising. This is the time of year it is imperative to conserve water. Please visit the website, the Message Board at the playground, and Twitter for ways to conserve.

b) Los Gatos Creek system status

Brad / Miles

Brad and Dana had a Zoom meeting with Jared Lewis from San Jose Water. He made the introduction to Nicole Dunbar who will be our contact regarding the Montevina Pipeline. Waiting to hear back from Nicole. One subject to discuss is improving the connection to the Montevina Pipeline (MP) from 10 gallons per minute (gpm) to possibly 30-50 gpm. Also investigate having a direct connection to the upper Ogallala tank farm. The Forest Health Grant project has been pushed back a little, beginning in

November 2022. This project includes vegetation removal throughout the Los Gatos Creek watershed, much of which touches our community. Yeah!

c) Apache Transmission line project status

Brad / Miles

Will meet in mid-September to go over the details of this project. Will need to establish how CPMWC will distribute water to the community during this project. **ACTION:** Brad will help keep this project moving forward.

e) Clearwell project planning

Jody

The DWR received the Drought Relief Grant proposal along with the request to make it "urgent". The Grants officer said if we get the urgent status, it will be reviewed in October. If we do not receive "urgent" status, it is unlikely that we will be considered at all during this fiscal year. The \$100 million allocated will be granted to urgent groups and all other proposals will stay in the cue. If we are lucky, they might allocate new funds in the 2023-24 year, but this is not a given.

f) Tank #3 liner project planning

Miles

Nothing has changed with the tank liner schedule. Carson Manufacturing says if they get the materials by the end of September, it should be installed in October. The leak in tank #1 will be evaluated when they are here for the installation.

g) Water conservation efforts

Dana / Board

As a community we **MUST reduce** the amount of water we are using *immediately*. Our Water Master is asking residents to consciously reduce their water usage by 30% until further notice. This past month alone, we used 811,419 gallons of water AND we purchased 293,194 gallons from SJW to meet the needs within the community. That is a total usage of 1,104,613 gallons for one month. That equates to 237 gallons per DAY per HOME. The cost of the usage from SJW this month is approximately \$2,337. That is money we cannot use on our infrastructure and running our water plant. **Please put together a plan with your family to reduce water usage by 30% over the next month.** We can do this! ☺ Check out the website for some fun educational handouts for your family. If you are viewing this online, just click on the highlighted words. What do you know about H2O? [Activity book](#) for kids and Tips on conservation for [California](#)

VII. Roads

a) Roads update

Board

KEEP YOUR COMMUNITY SAFE FROM WILDFIRE – 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 this cause. Being involved and participating in activities such as these goes a long way to successfully keeping us ALL fire safe. **Upcoming days to meet: 9/25, 10/9, 10/23.** Times: 8:00 am – 10:00 am. See you there!

ACTION: Dana will explore resources to re-paint the speed humps in the park.

b) Apache Trail bridge status

Neil / Board

ACTION: Neil has a couple of sources to patch up the hole in the bridge.

VIII. Playground / Clubhouse / Community

a) Clubhouse repairs status

Board

The Board received 3 estimates to replace the Clubhouse roof. A metal roof was considered, but the cost is over \$40,000. The Board chose a 50-year GAF shingle product through Knox Roofing. The quote includes removal of the old roof, install gutters and shields, install vents and haul away all roof garbage. Dana made a motion to increase the roofing budget to \$18,000. Neil seconded; motion approved. **ACTION:** Dana will get roof project started.

Received a quote for the many updates/repairs to the Clubhouse. The Clubhouse is considered an asset which needs to be maintained. The estimate of \$2,000 last month did not include labor. An updated quote from our handyman is \$3,385. That includes remove/replace 15 recessed light cans and converting all to LED; remove and replace 4 outdoor lighting fixtures; remove/repair damaged door jamb; purchase/install 3 screen doors; plug mouse entrances; and install magnets on kitchen cabinet doors. Dana made a motion to approve an additional \$1500 to get repairs completed in the clubhouse, totaling \$3,500. Dave seconded; motion approved. There are also additional Clubhouse costs that need to be considered: Replace non-working stove/oven (\$600). David made a motion to approve \$600 for a new stove/oven for the Clubhouse. Neil seconded; motion approved. The next step is to remove the old piano and deep clean the floors. **ACTION:** Dana will contact our handyman.

Killroy Pest Control has been placing and monitoring traps for 3 weeks now. There is one more week remaining on the 4-week plan. There are also 4 bait boxes under the clubhouse which will stay there for several more weeks. **ACTION:** Dana to ask if our handyman can patch up the indoor/outdoor holes that may be letting the mice into our crawl space (and into the Clubhouse).

b) Oktoberfest planning

Board

Help us celebrate OKTOBERFEST in the Park! This is a VERY FUN family event which will be held on Saturday, October 22nd from 11:30 a.m. to 3:00 p.m. There will be pumpkins to decorate, music, food, friends, and more. Get a tour of the water plant from our Water Master! Bring something to put on the grill and to share. **ACTION:** Chrissy will make a Costco run.

Meeting adjourned at 8:45 p.m.

UPCOMING EVENTS:

Oktoberfest – a family fun event – on Saturday, October 22nd.

KEEP YOUR COMMUNITY SAFE FROM WILDFIRE – 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 this cause. Being involved and participating in activities such as these goes a long way to successfully keeping us ALL fire safe. **Upcoming days to meet: 9/25, 10/9, 10/23.**
See you there! 8:00 am – 10:00 am

September Firewise Focus: Green Bin Days : Ladder fuels

1. What are Ladder fuels? They are “*live or dead vegetation that allows a fire to climb up from the forest floor into the tree canopy*”. Fuels should be cleared between 8-15 feet off the forest floor, depending on slope.
2. Create a situation in which a low-burning fire could burn to the trunk of a tree, which is protected by its bark, without having thinner, more flammable branches or leaves within easy reach of the fire.
3. Create a break in vertical and horizontal parts of the forest. If for example, a woodpile caught fire, make sure it would not be positioned next to shrubs or directly under trees that could then easily catch fire.

WATER CONSERVATION RESOURCES:

- What do you know about H₂O? [Activity book](#) for kids
- Tips on conservation for [California](#)

The next Board of Directors Meeting is scheduled for Thursday, October 13th 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.