

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 – www.chemeketapark.org/contact

Board of Directors Meeting, October 12, 2023

I. Call to Order

Dana

Meeting was called to order at 7:09 p.m. In attendance: Dana Hartzell, Lisa Anderson, Erik Wilkerson, Geri Markey, Chrissy Masterman, Teus Aarnoudse, George Bruder, Jody McCalmont, Brad Hartzell, Lisa Ridenour, and a few members of the community, both in person and via Zoom.

II. Review and Adopt Minutes

Board

Dana made a motion to approve the September minutes without changes. Chrissy seconded; motion approved.

III. Public Comment and Discussion

Board

It was noted that several County Ordinances on the CPMWC website are out of date. The following sections need updating: Hillside (HS) zoning; Secondary units and duplexes; Tree removal; and the summary link at the bottom.

ACTION: Chrissy has offered to help update the ordinances.

A quick note to the community – a family in the Park had their dog attacked while taking a walk. They followed the protocols outlined on the website – call Animal Control and the Sheriff. The protocols worked and the dangerous dog was removed from the home for good and moved to a town far away. We send healing wishes for the family and puppy.

CPMWC needs a Webmaster to update the website when needed AND make it a more useful tool for the community. If you have the know-how and would be willing to help a couple of hours/month, please notify the Board at <https://chemeketapark.org/contact> Thank you!

IV. Financial Report

a. Expenditures, budget, past due accounts

Lisa R.

Major expenses paid during the month of September were: \$2,152 to PG&E for electricity at water treatment plant; \$650 for park maintenance; \$584.27 for Audio/Visual equipment for monthly/annual meetings via Zoom; and \$500 to Cypress Water for the Consumer Confidence Report. There are currently 6 delinquent accounts greater than 90 days past due; total amount due is \$29,739. Of these accounts 2 have water shut off, 1 is on a payment plan, 2 are 90 days past due, and 1 is torn down. Dana made a motion to place a lien with the County on account #1131 for current and future past due amounts. Chrissy seconded; motion passed unconditionally. **ACTION:** Brad will follow up with PG&E with regards to the Ryland Dam charges on the monthly bill.

There was a discussion about some alternate ways homeowners can pay their monthly water bill on-line. Some Board members will meet next week to discuss possibilities. Will report back at the November Board meeting. **ACTION:** Erik will investigate electronic payment options.

Neil recently retired from the CPMWC Board. We thank Neil for all the great work he did in the community, especially with the insurance claims after the winter storms and the Clubhouse roof project. That leaves the Treasurer position on the Board open. A vote will be taken at the November 9th meeting.

Dana posted the Ops Manager position on the Message Board at the Park. We will condense and summarize the job description for on-line posting as it is too long for an “e-post”. **ACTION:** Dana will post the Ops Manager summary position on our website, the Newsletter list, Nextdoor and 95033Talk. Please visit the website to see if you are a good candidate for this important position.

V. Water Report

a. Water operations report

Miles

Total treated water production for September (30 days) was 742,673 gallons. The raw turbidity average for water entering the plant was 0.312 NTU and the finished water turbidity average was 0.059 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain totals for the month was 0 inches. Average filter flow rate: 22 gpm; chlorine usage: 14 gals; alum usage: 60 lbs. The Montevina Pipeline water usage this month was 0 gallons. Rain totals: 0”.

New Generator: Seidel Electric has installed a new generator, transfer switch, PG&E meter panel, and weather head due to the winter storm damage. "Shaggy" from KAMPS propane reconnected the propane line to the new generator. He recommends that the generator *not be run twenty-four hours a day in order to conserve fuel, as it may be challenging to guarantee prompt refueling during adverse environmental conditions.* **ACTION:** The Board will work with Cypress Water Services to create a plan (protocol) for long-term power outages. When the final project invoice is received, we will submit it to the insurance company for reimbursement (approximately \$17,000).

Tree Clearing Around the Water Treatment Plant: The clearing of hazardous and unhealthy trees is complete. Removing these trees is part of Chemeketa Park's Hazard Mitigation Program. The damages sustained during last winter's storms due to falling trees and branches caused power outages and loss of system-wide water supply to the entire community. Removing these hazardous trees should reduce the possibility of similar interruption of services in the future and allow the remaining larger and healthier trees to flourish.

Continued Water Treatment Plant Infrastructure Resilience Needs:

- Replace Moody Gulch bollards damaged during this past winter storms to prevent large objects such as trees and boulders from damaging the water plant intake. **ACTION:** Dana will identify a funding source to move forward with this project before the next winter rains begin. **ACTION:** File insurance claim when project is completed.
- Install new stairs and walkway for the Water Treatment Plant. Replacing the stairs is a priority for the safety of the water plant operators under all weather conditions and a liability issue for the community. **ACTION:** Brad will continue to move this project forward.
- Repair weir gate before subsequent winter storms. **ACTION:** File insurance claim when project is completed.
- Upgrade and increase lighting around the pump house and treatment plant. **ACTION:** Brad will contact Chase Electric to submit a quote. Timing for this will be when stairs are done.

Valve Replacement Project: Need to create a priority list for valve replacements, so we are removing the oldest valves first. **ACTION:** Dana will create the list (with help) and reach out to a prospective contractor for a bid.

Last month there was discussion about creating/updating a list for future projects that we can work on over the next 20+ years. This list will include storage (which is currently being updated with the CP Water Storage and Drought Relief Grant), transmission lines, and the distribution system. This will be a working file, so CPMWC is thinking forward and planning ahead. **ACTION:** Dana will begin to create the file and share it in our new "file sharing" area. ;)

b. Los Gatos Creek system status

Brad / Miles

No updates.

c. CP Water Storage and Drought Relief project status

Jody / George

FINANCING: No new information.

DESIGN WORK

CIVIL ENGINEERING – Based on DWR feedback, Doug Allen submitted revised/updated draft site engineering plans for the upper and lower tanks. These have been sent to DWR as our 90% submittal. DWR provided additional feedback. Next submittal will be 100%.

ARCHITECTURAL SITE APPROVAL AND PERMITTING – Jeff Tarantino, project engineer, submitted our plans to the County for architectural site approval.

PROJECT MANAGEMENT – DWR approved our request for an extension on completion dates for Task 3 & and Task 4, Design and Contracting. The original end date was September 29 and will now be March 1, 2024. We have some cost savings in the early stages of the project. With approvals from DWR, we will be able to apply these funds as other cost needs arise. Jody, George and Dana meet bi-weekly for project updates with Department of Water Resources Project Manager. We were just assigned a new Project Manager. All invoices have been paid.

LEGAL – No new action.

NEXT STEPS:

- Continue to refine the site engineering plan.
- Continue the County Building Department permit process.
- Put the plans out to bid before the end of the year.
- Develop a plan for temporary storage tanks adjacent to the upper tank site.

d. Meters and distribution system status

Meters: No updates currently on meters.

Distribution System: No new activity.

VI. Fire Safety

a. Firewise program update

Jody

Mara Milinic submitted our application for Firewise renewal. In 2024 we will need a new 5-year Risk Assessment to be conducted. Firewise has reached out to County Fire to begin this process.

Hazardous Fuel Reduction - Firewise had a contractor do some clearing work along Little Lion Creek. They also removed a dead madrone on Edwards. We continue to strategize and take action to create a fuel break around the majority of the community. The next focus will be on our border with Holy City.

In the past year, Firewise has removed 180 cubic yards of vegetation (almost 2 football fields). Residents have donated almost \$10,000 in volunteer hours. Go Chemeketans!

HIZ Assessments - several households have signed up for Home Ignition Zone Assessments. To get your free assessment, go to <https://chemeketapark.org/your-neighborhood/firewise/>

VII. Roads

a. Roads project updates

Geri / Board

Status of the Road in Chemeketa Park:

- Completed: Santa Clara County Roads and Airports (SCCRA) cleanup of weeds, ivy, tree branches from OSCH to Edwards to Navajo to Pawnee Trail. Geri will work to schedule consistent road maintenance with SCCRA.
- Update: “**Upper Ogallala Warpath**” is not a county road and is considered private property based on Santa Clara County Legal Description records.
- Update: Road issue near lower **Comanche X Nez Perce**. Steps to address the lack of ingress and egress have been shared with Board Members and Firewise. Firewise will be working with the owner and Santa Clara County to obtain authorization and submit a master application and tree removal application.
- Update: **Comanche X Sioux Trail**. The ingress/egress issue has been addressed and resolved.
- Update: **Potential Road Chokepoints**. Geri will meet with Jody to walk through the chokepoints in the road which may be addressed by partnering with Firewise.
- New: **Kiowa Trail between Comanche X Cherokee Trail: Jody will reach out to the owner asking to have all vehicles park OFF THE ROAD**. Several community members have had difficulty driving through this area due to construction vehicles and trucks parked in the road and blocking access. These issues also cause problems with ingress/egress for emergency vehicles, emergency response teams, garbage trucks, and mail delivery for the area. Will advise property owners to notify the community through signs, Nextdoor, or through the CPMWC website of any road closures or potential issues and utilize the parking area within the property itself for all worker vehicles.
- New: **SW Comanche X past Delaware**: Geri will work on submitting a request to PG&E to move the power pole 16’ from the road. Also, the property owner has given consent to remove the saplings that are starting to encroach on Comanche and make the road narrow.

b. Planning for road crack sealing

Chrissy / Rich

Left message for Bond Paving to schedule our road crack sealing. We are tentatively scheduled for late October or November, 2023. Will post details on dates and driving limitations to the website, Nextdoor, posters, and the newsletter list (click [here](#) to sign up for important messages or go to this site: <https://www.chemeketapark.org/subscribe/>).

VIII. Clubhouse / Playground / Community

a. Clubhouse project updates:

Board

Clubhouse:

Schedules have been very busy but this project is not forgotten. Teus will get a couple of quotes for the siding project for the Clubhouse to help with woodpecker damage over the next couple of months. This is a Capital Improvement Plan project scheduled for Spring. **ACTION:** Teus will get a third quote for Clubhouse siding.

Playground:

Erik will be creating a list of improvements and/or upgrades for the playground. If you have suggestions, please send them to the Board at <https://www.chemeketapark.org/contact/> or click [here](#).

Community:

The Audio/Visual system in the Clubhouse for meetings, etc. is almost complete. Just working out a few bugs. Please join your fellow community members on the second Thursday of each month for the Board Meetings, either in person or via Zoom and see what's new! There's a lot going on here. 😊

b. Oktoberfest

All

JOIN THE COMMUNITY for our annual Oktoberfest event on Saturday, October 22nd from 11:30 a.m. to 2:00 p.m. The grills will be going! There will be music, pumpkin carving (for older kids) and pumpkin decorating (for younger kids). The Board will offer beer, wine, water, lots of kids' drinks, as well as paper products and eating utensils. We ask that members bring something to eat and something to share. See you there!

IX. Adjourn

Dana

Meeting adjourned at 8:15 p.m.

HOW TO STAY IN TOUCH: To find out what's happening in the Park: Website: www.chemeketapark.org ; subscribe to the Newsletter list: www.chemeketapark.org/subscribe ; X-formerly known as Twitter: @chemeketapark (working on an update); Nextdoor; and check out the Message Board at the entrance to the playground.

The next Board of Directors Meeting is scheduled for Thursday, November 9th 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.